

**Burnt Store Meadows POA**  
**Board of Directors Meeting**  
**July 20, 2015**  
**Approved Minutes**

**Call to Order:** The meeting was called to order at 7:00 PM by Tom Erhardt at the Star Hospitality Management Conference Room.

**Establish a Quorum:** A quorum was established with the following present: Pete Barbaro, Tom Delebreaux (by conference phone), Tom Erhardt, and Edd Weiner. Ray Chapman was absent.

Sherry Danko from Star Hospitality Management was also present.

**Proof of Notice:** The meeting notice and agenda were distributed and posted in accordance with the Association Bylaws and FL Statute 720.

**Continuance of the Meeting:** Due to the extensive agenda, Edd Weiner moved, and Pete Barbaro seconded to meet on Thursday, July 23, 2015 at 7 PM to finish addressing the agenda items. The motion carried unanimously.

**Approval of Minutes:** Edd Weiner moved, and Pete Barbaro seconded to approve the June 15, 2015 and June 29, 2015 meeting minutes. The motion carried unanimously.

**Announcements:** Tom Erhardt welcomed any new owners and asked everyone to silence their cell phones. Copies of the SCCC and COPG minutes were available on the table.

**Treasurer's Report:**

Financial Update: Pete Barbaro gave an overview on the June 30, 2015 financials. He advised there was a \$227,125 cash balance at 6/30/15. Cash receipts were \$4,593, \$374 of which was for collections prior to the current year. Cash disbursements were a total of \$41,003. Accounts receivable are at \$16,000 which is approximately \$5,000 less than one year ago.

**ARB Requests:**

222 Soursop-Irrigation: Edd Weiner moved, and Pete Barbaro seconded to approve the request as presented. The motion carried unanimously.

141 Acalypha-Painting: : Pete Barbaro moved, and Tom Delebreaux seconded to approve the request as presented. The motion carried with 3 "yes" votes to 1 "no" vote (Edd Weiner).

213 Soursop-Pool: Edd Weiner moved, and Tom Delebreaux seconded to approve the plans as presented, contingent upon the pool equipment pad on the left side be moved closer to the front or to be behind the house (and out of the easement) and any damages to the neighboring property or greenbelt are restored to the original condition. The motion carried unanimously.

7125North Plum Tree-new home construction: Tom Delebreaux moved to approve the request contingent upon moving the A/C pad to the rear of the house. He withdrew his motion. Pete moved, and Tom Erhardt seconded to approve the request contingent upon the City approving the plans with the A/C pad in the 7.5 easement. The motion failed with 2 "yes" votes and 2 "no" votes (Edd Weiner and Tom Delebreaux). The Board agreed to postpone any further discussion until Thursday when Ray Chapman would be present.

7505 Viburnum-new home construction: Edd Weiner expressed concern regarding the black olive tree root system causing damage to the home. Tom Delebreaux moved, and Pete Barbaro seconded to approve the plans and to advise the owners that the Board is concerned about the black olives. The motion carried with 3 "yes" votes and 1 "no" vote (Edd Weiner).

450 East Cashew-new home construction: Edd Weiner expressed concern regarding the black olive tree root system causing damage to the home. Tom Delebrea moved, and Pete Barbaro seconded to approve the plans and to advise the owners that the Board is concerned about the black olives. The motion carried with 3 “yes” votes and 1 “no” vote (Edd Weiner).

7513 Dracena-new home construction: The Board agreed to hold a vote on this until Thursday in hope of the owners submitting a landscape plan.

**Resident Comments on Non-Agenda Items:**

A resident expressed her concern regarding having received a violation letter for dead palm fronds. She felt there were more serious infractions that needed to be addressed. The Board made comments, and most felt letters for dead palm fronds should be sent.

A resident noted that tractor was still on property. Sherry Danko noted it was to be removed. Owners were encouraged to contact the City if they knew of owners not cleaning up pet waste.

**Old Business:**

Deed Restrictions Re-write: Edd Weiner stated that Vicki Perkins who chaired the committee deserved a big thank you. Additional items discussed were:

Boat Trailer and RV Parking: After discussion some possible changes, Tom Delebrea moved and Pete Barbaro seconded to leave the proposed language as it is. The motion carried with 3 “yes” votes and 1 “no” vote (Edd Weiner). Tom Delebrea moved to add language to require individuals to obtain a permit from the POA. He withdrew his motion.

Home Based Businesses: After some discussion, the Board agreed that the POA would not require a form to be submitted for approval. They would defer to the City to enforce.

Rentals: After some discussion, Edd Weiner moved to add language to require a minimum six month rental and for submission of an application for approval. The motion died as no one seconded it. Edd Weiner moved add language to require a minimum 90 day rental and for submission of an application for approval. The motion died as no one seconded it. The majority opinion was to not require a rental form.

AMI Lawsuit: Sherry Danko reported that as previously noted she was unable to locate an attorney that would take the collection action on as a contingency. She noted that Jason Lucas would take the case on and charge an hourly fee. The attorney advised the first step would be a deposition which would cost \$1200 plus court reporter fees to determine AMI’s assets. Edd Weiner moved to spend the \$1200 and start the process. He withdrew his motion. The Board asked Sherry Danko to see if a collection agency would take on this type of collection.

Cul de Sacs: Sherry Danko reported that the City will complete the curbing replacement on those roads scheduled by the end of next week. Sherry Danko shared the information regarding the cul de sacs from Greenscapes. Greenscapes was not interested in bidding but provided comments about suggested plantings, barrier cloth issues, weeding, and maintenance of the cul de sacs. It was agreed to wait until Thursday to discuss further.

**Adjournment:** With no further business to come before the Board, Edd Weiner moved, and Pete Barbaro seconded to adjourn. The motion carried, and the meeting adjourned at 9:19 PM.

*Sherry Danko*

Sherry Danko for Tom Delebrea, Secretary & Vice President