

Burnt Store Meadows POA
Board of Directors Meeting
July 23, 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, Ray Chapman, Tom Delebreaux (by conference phone), Tom Erhardt, and Edd Weiner.

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.

ARB Requests:

7125 North Plum Tree-new home discussion: The Board discussed the issue of the A/C pad in the 7.5 utility easement. Ray Chapman moved, and Tom Delebreaux seconded to deny the request as presented because the A/C pad is in the easement. The Board was concerned the noise from the A/C unit will bother the neighbor due to the closeness. The motion carried.

7513 Dracena-new home construction: A landscape plan was submitted, and the Board reviewed. Pete Barbaro moved, and Ray Chapman seconded to approve the plans as presented. The motion carried with 3 “yes” votes and 2 “no” votes (Edd Weiner-no bond and Tom Delebreaux—needs further research).

Old Business:

Deed Restrictions Re-write: The Board did a quick review of the multi-family documents. After some discussion of the pros and cons of combining the single family and multi-family into one document, Tom Delebreaux moved, and Pete Barbaro seconded to have the attorney do so. The motion carried with 4 “yes” votes and 1 “no” vote (Ray Chapman). The attorney agreed to have the combined document ready for the August 17th Board meeting. The Board discussed a protocol for handling violations. Pete Barbaro suggested that the Directors and owners submit suggestions to be considered at a future meeting.

Cul de Sacs: An owner advised the City is maintaining the cul de sac on Scarlet Sage. This is likely because there is a pumping station there. The Board asked Sherry Danko to contact Nancy Prafke regarding this matter. Ray Chapman moved, and Pete Barbaro seconded to table the matter until there was more information. The motion carried with 4 “yes” votes and 1 “no” vote (Edd Weiner).

AMI Lawsuit Award: Sherry Danko advised she contacted a couple of collection agencies; none of which would take on the collection of the legal settlement. Edd Weiner suggested contacting Morgan and Morgan, and the Board agreed.

New Business:

2015-2016 Budget Discussion: Copies of a draft budget were distributed to the Board. The Board discussed at length how much of a surplus to maintain for any unexpected and extraordinary expenses. Edd Weiner was concerned about running at a deficit for multiple years. Ray Chapman felt a \$100,000 surplus is too high but would agree to it if the other Directors felt it to be appropriate. The Board will finalize the proposed budget at the August meeting. It will be mailed as part of the annual meeting packet. Tom Delebreaux suggested the Board discuss, at the annual meeting, what the membership would like to see to beautify the community.

Mailbox Discussion: Pete Barbaro asked the Board how they would feel about speaking to the Post Office regarding the possible installation of a mailbox in the community, possibly near the condos on Royal Poinciana. This would be safer than owner putting outgoing mail at their homes with the flag up on their personal mailboxes. The Post Office would be contacted.

Tree Trimming: Sherry Danko reported the City will be trimming the palms on the west end of Royal Poinciana by the end of August.

Greenbelt Tree Growth: Sherry Danko reported an owner called her about the bottom growth on trees in the greenbelt. The owner felt it should be addressed. The Board agreed and asked Sherry Danko to speak to Premier.

Speeding: Sherry Danko raised the issue of speeding in the community as an owner reported his mailbox was hit again by a speeding vehicle. An owner present also expressed concern as she has young children. Residents were encouraged to contact the police.

Owner Plantings on the Greenbelt: The Board discussed owner plantings on the greenbelt. Owners should not be planting or maintaining plantings on the greenbelt due to the liability and maintenance issues. One owner asked if he could mow the triangle at Ligustrum and Yellow Elder. The Board said no but would ask Premier to more carefully mow the area.

Next Meeting: The next meeting would be August 17, 2015 at 7 PM.

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 9:06 PM.

Sherry Danko

Sherry Danko for Tom Delebreaux, Secretary & Vice President