

Burnt Store Meadows POA
Board of Directors Meeting
August 17, 2015
Unapproved 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.

Approval of Minutes: Edd Weiner moved, and Pete Barbaro seconded to approve the July 20, 2015 and July 23, 2015 meeting minutes. The motion carried unanimously.

Announcements: Tom Erhardt thanked those present for attending and asked everyone to silence their cell phones. Copies of the agenda and minutes were available on the table.

Treasurer's Report:

Financial Update: Pete Barbaro gave an overview on the July 31, 2015 financials. He advised there was a \$195,540 cash balance at 7/31/15. Cash receipts were \$2,339. Cash disbursements were a total of \$33,924. Accounts receivable are at \$11,557, much less than one year ago. Ray Chapman moved, and Tom Delebreaux seconded to accept the Treasurer's Report. The motion carried unanimously.

ARB Requests:

7125 North Plum Tree-new home construction: After some additional discussion regarding the City's approval of the plans as presented, Pete Barbaro moved to accept. The motion died as no one seconded it. Ray Chapman moved, and Pete Barbaro seconded to approve the plans as presented, officially noting that if the A/C pad has to be removed in the future for any reason, the owner would be responsible for all costs. The motion carried with 4 "yes" votes and 1 "no" vote (Edd Weiner-no bond).

7315 North Seagrape-fence: Edd Weiner moved, and Pete Barbaro to approve the request as presented. Ray Chapman expressed concerns regarding the sketch stating he was concerned about the placement of the fence and its location near the N-1 ditch. Edd Weiner noted all drawings should be on a survey or site plan, not a sketch. Edd Weiner and Pete Barbaro withdrew their motion. Edd Weiner moved, and Pete Barbaro seconded to postpone consideration of the ARB until a site plan was provided. The motion carried unanimously.

222 Soursop-painting: Ray Chapman moved, and Tom Delebreaux seconded to approve the request as presented. The motion carried unanimously.

7311 Powder Puff-fence: Edd Weiner moved, and Tom Delebreaux seconded to postpone consideration of the request until a site plan is submitted and the color of the fence is noted. The motion carried unanimously.

7116 North Plum Tree-hurricane shutters: Edd Weiner moved, and Ray Chapman seconded to approve the request. The motion carried.

462 Tabebuia Tree:-addition: Edd Weiner moved, and Ray Chapman seconded to postpone a decision until a sit plan is submitted. The motion carried unanimously.

Resident Comments on Non-Agenda Items:

Pete Barbaro commented on the house on North Ficus Tree who is parking vehicles on the lawn. This is not allowed overnight and is against both the deed restrictions and the City Ordinances. A letter will be sent.

To Erhardt noted that the Police told him that patrols have increased in the community since the recent thefts.

Tom Delebreau asked about the timing of a warning versus a fine issued by the City.

Old Business:

Deed Restrictions Re-write: Copies of the document provided by the attorney with his recommendations were provided to the Board. Vicki Perkins reported that some changes were needed. The changes were discussed. Tom Delebreau moved, and Ray Chapman seconded to remove "tile roofs may be installed". The motion failed with 2 "yes" votes and 3 "no" votes (Pete Barbaro, Tom Erhardt, and Edd Weiner). Other areas touched on were the order of single family and multi-family, home based businesses, no requirement for underground sprinklers for single family homes, and the front hedge allowed for multi-family buildings. Once the Board was in agreement with the entire document, Edd Weiner moved, and Pete Barbaro seconded to present the combined Declaration of Restrictions for Single and Multi-Family to the membership for a vote. The motion carried.

2015-2016 Proposed Budget: Pete Barbaro asked the Board if anyone had any comments or questions since the July meeting. Edd Weiner stated he was against spending the prior year surplus. He felt the budget should fully accommodate the anticipated spending. Edd Weiner moved to approve a proposed budget of \$240 per lot for presentation to the membership. The motion failed without a second. Ray Chapman moved, and Pete Barbaro seconded to approve the budget for \$195 per lot for presentation to the membership for a vote. The motion carried with 4 "yes" votes and 1 "no" vote (Edd Weiner).

Annual Meeting: Sherry Danko reported the annual meeting packet would be going out shortly. Based on conversation at a prior meeting, she asked if the Board wanted to provide postage paid return envelopes. After considerable discussion, Tom Delebreau moved, and Ray Chapman seconded to spend the extra money and provide postage on the return envelopes. The motion carried with 4 "yes" votes and 1 "no" vote (Edd Weiner). The Board also agreed to providing refreshments at the meeting.

Cul de sacs: Sherry Danko reported she contacted the City and Nancy Prafke regarding assistance for the cul de sacs. The City would not provide any assistance beyond what is available from their cul de sac program. After some discussion, Edd Weiner moved, and Pete Barbaro seconded to approve planting ground cover on up to 20 cul de sacs. Trees and shrubs on the cul de sacs would be left in place. Premier would be hired to perform the work unless Native Nursery came in with a lower bid. The motion carried with 3 "yes" votes and 2 "no" votes (Ray Chapman and Tom Delebreau).

AMI Lawsuit: Sherry Danko reported that Morgan and Morgan would not take on the collection of the award from AMI. Edd Weiner moved, and Pete Barbaro seconded to engage Jason Lucas to perform the first step which would be a deposition at an approximate cost \$1200 plus court reporter fees to determine AMI's assets. The motion carried unanimously.

New Business:

Doggie Cleanup Bags: Sherry Danko reported the City would not provide the doggie bags. Those in place in the City were part of a grant for the parks. The Board agreed to not put any doggie cleanup stations in the community.

Premier Bid: Sherry Danko advised that several owners planted items on the common area in the community. In response to the Board's request regarding plantings on one area of the common area, Premier provided a bid to remove five areca palms at a cost of \$640. It was agreed that Edd Weiner and Sherry Danko would visit the site and report back to the Board.

Next Meeting: The next meeting would be the annual membership meeting on September 28th at 6:30 PM at the Burnt Store Presbyterian Church Fellowship Hall.

Adjournment: With no further business to come before the Board, Edd Weiner moved, and Ray Chapman seconded to adjourn. The motion carried, and the meeting adjourned at 9:30 PM.

Sherry Danko

Sherry Danko for Tom Delebreau, Secretary & Vice President