

**Burnt Store Meadows POA
Annual Membership Meeting
September 23,2019
Minutes**

Call to Order: The meeting was called to order by Vicki Perkins at 6:40 PM at the Burnt Store Presbyterian Fellowship Hall.

Establish a Quorum: A quorum was established with 239 owners represented in person or by proxy.

Proof of Notice: The meeting notice was distributed and posted in accordance with the Bylaws and FL Statute 720.

Introduction of the Board: Vicki Perkins introduced the Board.

Guest Speaker: Vicki Perkins announced Melissa Reichert, COPG Communications Manager, was expected and would speak about the 1% Sales Tax Program. It was thought Ms. Reichert was running late. However, she did not attend the meeting.

Approval of Minutes: A motion was made and seconded by Mr. Johnson to approve the September 24, 2018 annual meeting minutes. The motion carried unanimously.

Reports of Officers:

President's Report: Vicki Perkins provided an overview of the past year. She touched on the following: thanking the volunteers, shifting to e-mail distribution of the newsletter and saving \$2600, joining the South Charlotte County Coalition (SCCC), holding the 2nd Emergency Preparedness meeting, developing ARB Guidelines which will be approved, and creating New Owner Welcome Packet distributed with the closing documents.

Vice President: Pete Keller made some brief remarks as follows: thanked the membership for their input and support, the need to enforce the deed restrictions, a thank you to Vicki Perkins, and welcome to the new Board members.

Secretary: Rick Stewart provided statistics on the number of homes under construction during the past year (14) and 100 since 2015. 62 homes were sold during the past year. 13 vacant lots were sold. Rick Stewart also provided some further details on the welcome packet and the welcome event held during the year.

Treasurer: Steve Sommer read the following report on the period ending August 31, 2019. There is \$205,709 in the operating accounts and \$4,529 on the construction clean site account. Accounts Receivables are \$4,154. Cash Disbursements were \$16,787 with payments to Star, COPG, FPL, Roetzel Law Firm, Instar, Gulf Coast Aquatics, and one reimbursement and five clean site refunds. Steve Sommer also touched on being able to keep the new assessment at \$230, renegotiating contracts with Brightview, Gulfcoast Aquatics, & Instar, and replenishing the emergency fund.

Committees:

Community Development/Social: Vicki Perkins thanked the committee members who made the events a success. The events included: pre-holiday kick-off sunset cruise, 10th Annual Christmas Lights Contest, community yard sale, and 2nd annual picnic.

Landscape: Jay Gile discussed the following items: mulching and fertilizing entrance beds and palms, re-establishing water on the cul de sacs, replacement of shrubs eaten by rabbits, looking into spraying the trees on the buffer, and upgrading the irrigation system at both entrance signs.

Airport: No report.

Ditch: Steve Sommer gave a comprehensive update with pictures. Two projects were completed during the past year. Three projects are scheduled for the new year. Committee member, Steve Gnech, created a report of all of the ditches, drains, culverts, and outflows in the community. The Board worked with the City for the swale program and met to discuss ongoing issues with the drainage system. Eight trees were planted on the north side of the tree buffer as drainage was improved in the area. A cypress tree with knees and a dead pine were removed from the S-1 ditch. An area had to be cleared from overgrowth where an owner stopped the spraying. If this happens again, the owner will be asked to pay for the extra work.

Violation Protocol: Pete Keller spoke about the violation protocol and discussed the fact that the protocol, fining process, and the bylaws are not aligned. This will be addressed with the Re-statement of the Bylaws.

Old Business:

Attorney Review if Drainage Issues: Vicki Perkins noted that at the last annual meeting, the members, by a show of hands, supported spending money on the attorney to resolve boundary issues relating to the ditches. To date \$10,601 was spent. There were several obstacles including the age of the community and the unavailability of certain documents. It was determined the commercial properties along Rt41 may use the ditches but not the greenbelt. Also investigated were property ownership of an area along the south boundary as well as storm water runoff from Seminole Lakes.

New Business:

Vote to Adopt the 2019-2020 Budget: The budget was adopted with 157 "yes" votes and 35 "no" votes. The annual assessment will be \$230.

Vote on the Rollover of Surplus Funds into the Next Year: The rollover passed with 224 "yes" votes and 5 "no" votes.

Announcement of Directors: Vicki Perkins stated that no election was needed as three candidates submitted their intents for the three vacancies for two-year terms: Sonny Furman, Melissa Lockhart, and Bill Main. They will join Jay Gile and Steve Sommer who have one year remaining.

Owner Comments: Pete Keller recommended following the City-wide Master Plan.

Next Meeting: The next meeting will be a Board of Directors meeting on October 21, 2019.

Adjournment: With no further business to come before the membership, the meeting adjourned at 7:35 PM.

Sherry Danko

Sherry Danko, For the Board