

**BURNT STORE LAKES PROPERTY OWNER'S ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
HELD IN THE BURNT STORE LAKES POA CONFERENCE ROOM
16500 BURNT STORE ROAD, UNIT #102, PUNTA GORDA, FL 33955**

July 12, 2016

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

President Bob Pietrasanta called the meeting to order at 5:00 p.m. and opened with the Pledge of Allegiance. It was noted that the meeting Agenda was posted 7/9/16 online and at the kiosk in the Park. In addition, notification signs were placed at four entrances into Burnt Store Lakes on 7/8/16. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Bob Pietrasanta, President; Joyce Punt, Treasurer; Kate Ihrig, Karen Bishop, Bob Beahn and Rick Mathis, Directors at Large. Bob Lilley, Vice President was absent. A quorum was present.

Public Input:

In attendance were Ed Morris, Bill Lewis, Bob Reichert, Rob Hancik, Fred Boland, Maco Deaton, Ron & Annette Kent, Al Miller, and Rich Elders. Bob Pietrasanta asked if anyone would like to speak on a specific Agenda item and when that item is discussed they can address their question at that time. No one asked to speak at this time.

DISPOSITION OF MINUTES

Bob Pietrasanta stated that the Minutes of the June 14, 2016 Board Meeting was sent to all Board members electronically. Bob Pietrasanta asked if there were any additions or corrections to the Minutes. There being none, Rick Mathis motioned to approve the June 14, 2016 Minutes with Kate Ihrig seconding. ***The motion was unanimously passed with Pietrasanta, Punt, Bishop, Beahn, Mathis and Ihrig voting aye.***

TREASURER'S REPORT

Joyce Punt presented the financial report ending June 30, 2016, the ninth month into the fiscal year. She noted the cash position as of June 1, 2016 was \$705,841.06. Cash received was \$18,722.92 and included earned interest in the amount of \$161.67. Disbursements for the month of June were operating expenses in the amount of \$45,386.39. There were no reserve expenditures in June. The cash position ending June 30, 2016 was \$679,177.59. Assessment Receivables were \$96,116.10. The balances in the money markets and checking accounts were noted. The operating expenses for June were approximately \$5,000 more than May, and typical for the ninth month into the fiscal year. The amount of cash received in June was approximately \$12,000 more than May. In addition to \$11,000 in assessment receipts, there was \$1,300 in administration receipts and almost \$6,000 in recovered attorney's fees from a foreclosed property. Accounts receivable ending June 30, 2016 was down \$12,410 from May.

The current collection rate for the end of June 2016 was 96.1%. The collection rate ending June 2015 was 93.5%. *(The current collection is based on actual assessment and not 2 or more years in arrears plus interest and filing fees, or those on payment plans.)* There were a total of 80 property owners out of 2066 billed that have not paid their assessment, compared to 94 at the end of last month.

In anticipation of higher expenses between now and the end of the fiscal year, \$100,000 was withdrawn from the Achieva Credit Unit and deposited in Regions Money Market on July 12, 2016.

There being no questions on the financial report Rick Mathis motioned to approve the June 2016 Treasurer's Report and send forward for audit. Joyce Punt seconded the motion. ***The motion was unanimously passed with Pietrasanta, Punt, Bishop, Beahn, Mathis and Ihrig voting aye.***

MANAGER'S REPORT – Sandy Funk

Drainage – Bob Reichert met with Banks Engineering and Bob Crawford (C&J Construction) on July 6th to discuss a proposal to repair the Sugar/Spice swale issue. Since the remaining buried pipeline has not emerged out of the ground, and is not likely to, additional soil will be placed over this area. After revisiting the site, it was determined that the pipe was improperly installed. Bob Reichert described in detail the causes of the damage. In concurrence with Banks Engineering, it is planned to uncover the exposed pipeline and dig around and under to expose the pipeline 360 degrees; then reset the pipe to proper elevations. C&J will replace the excavation with clean fill but leave an area open enough to pour concrete into the open hole to completely encase the pipe at the weakened joint to about two feet in width all around the pipe. When the concrete has set, dry cover material will be placed over it to a depth of at least 18". Banks will provide onsite engineering services at no cost to the Association. It is planned to proceed with one end of the pipe, and if the repair is successful the other end will be completed. Further discussion ensued with the Board regarding the procedure and cost of the project. Joyce Punt then motioned to expend NTE \$10,000 and award the contract to C&J Construction to repair the pipeline as described above. Kate Ihrig seconded the motion. ***The motion was unanimously passed with Pietrasanta, Punt, Bishop, Beahn, Mathis and Ihrig voting aye.***

Cape Horn Entrance & Rio Togas Irrigation – Ed Rackeweg has completed the irrigation system at the Cape Horn Entrance. Discussion ensued re landscaping plan and cost approval by the Board. These items must be approved prior to installation and figures needed for budgetary purposes. Kate Ihrig will contact the Beautification Committee for submission as soon as possible in order to proceed with approval of the plan and funds. CCU is providing reclaimed water on Monday, Wednesday and Friday's. CCU is preparing to bore under Burnt Store Road to supply Rio Togas Park entrance with reclaimed water. We will be notified of a start date. A pump will be installed but electric needs to be provided. Jack Vogel will be contacted to follow up on providing electric. A drip line irrigation system is planned for this area.

Saragossa Transplanted Royal Palms: The County has agreed to water for the month of July the three (3) transplanted Royal Palms on Saragossa. These were moved to make room for the sidewalk.

Annual Meeting: Bob Beahn will provide the refreshments prior to the start of the meeting. Bob Lilley is working on supplying a caterer. Decision is needed before the August Board meeting in order to prepare the flyer for printing. A minimum amount will be charged to cover the caterer, and attendees will supply the side dishes. Deanna will be contacting all Board members for their input for the Power Point presentation. This should be completed no later than September 16th. Letters were sent to the Nominating Committee members thanking them for volunteering. They will be meeting to select a chairperson. The following candidates have expressed an interest in running for a Board position: Rob Hancik, Bob Reichert, Rick Mathis, Gerry Laxton, and possibly Paula Short. Announcements have been printed in the Heron Herald asking for volunteers. Biographical sketches will be accepted thru July 22nd. Further discussion ensued. Additional time is required to finalize a slate of candidates as well as approval of the budget for presentation to the membership at the Annual Meeting, therefore, it was motioned by Rick Mathis and seconded by Joyce Punt to move the August 9th Board meeting to August 25th. ***The motion was unanimously passed with Pietrasanta, Punt, Bishop, Beahn, Mathis and Ihrig voting aye.*** In addition, a preliminary budget meeting is scheduled for 4:00 p.m. on Monday, July 18th. Proper notice will be posted.

DEED RESTRICTION AMENDMENTS – Bob Pietrasanta

Bob Pietrasanta noted that since we have changed the voting criteria for changing the deed restrictions and by-laws, he has written a series of articles in the Heron Herald asking members for their input on various things we would like to see changed. One was changing the vote to recall Board members to make it consistent with all the other voting procedures. Currently it is required to have 2/3 vote of the entire membership to recall a Board member. The second item was changing the minimum home size of new homes to be built. Lastly,

adopting a Capital Improvement Fee (CIF) on lot and home resales. Bob asked for feedback of these three items. He received a total of 16 responses. The change in voting to recall board members did not generate much of a response. There was a favorable response by most supporting the increase in home size. However, there was not any positive feedback on the CIF. Bob feels there is a lack of information available at the present time, including how and where these funds would be spent and accounted for. Some responses indicated that if we need to raise additional funds we should increase the annual assessment. Bob suggested contacting our attorney to develop wording for a voting amendment for recalling Board members as well as increasing the minimum size of a home to be built. He stated that more is involved with adopting a CIF and requires legal input. A lengthy discussion ensued among the Board members and those present regarding possibly making overall changes, adding a few more additional changes, i.e., parking and irrigation. Additional funds should be budgeted to cover the cost of voting materials and mailing. Voting could also be done at an Annual Meeting. It was decided to ask our attorney to develop wording for the two amendments and set up a meeting with him to discuss instituting a CIF.

LONG RANGE PLANNING (LRP) – Karen Bishop

Karen reported there was no LRP meeting this month. The Rio Togas reclaimed water was discussed earlier. She noted that a BSL resident is a landscaper and he will price out the cost to put in the required County plantings. A draft policy for “Adopt an Area” is being finalized and will be presented at the August Board meeting for discussion. We are still looking for volunteers for this committee. Bob Pietrasanta asked if the silt fence along the house next to Lot 12 could be removed. Bob Reichert stated it must remain until final County inspection.

SAFETY & PREPAREDNESS – Rick Mathis

Rick thinks people have become complacent about taking measures to be prepared in the event of a hurricane or storm event. He will be writing an article for the Heron Herald addressing this. It was noted there is a lack of Hurricane Awareness booklets that are usually distributed each year by the Newspaper, television stations, etc.

PARK STATUS – Rick Mathis

Rick stated All Lots Bushhogging mowed a large area in the Park, and A & L Landscaping did the finer mowing. One tree had to be removed, and the lemon tree trimmed of a hanging branch. Rick also reported that the flag pole at the front entrance was relocated and lit at night with new lighting.

MECHANICAL & MAINTENANCE – Bob Beahn

Bob Beahn reported that he and Bob Reichert spent several hours mowing and trimming along the sides of the new park road from Rio Togas into the Park. He mowed the berm again, but the hand cutting remains to be done. He fertilized the 3 Royal Palms relocated on Saragossa. At Rick’s request, Bob mowed the grass shorter in the area where the model airplanes are flown. Rick will be re-installing the wind sock. Bob is obtaining a price to remove a Washingtonian palm on Cape Horn that was hit by lightning. He reported that he met with Andy Suglio of A&L Landscaping along with Bob Reichert and Rick on Monday. They resolved the issues of items not being addressed that were in the contract. However, A&L asked for an additional \$1,000 to cover the cost of trimming the 18 very tall Washingtonians. The Board declined stating that he submitted his 3-year contract which included the trimming of all the Washingtonians. Bob also cut and trimmed the kayak/canoe launch. Karen stated that this should be included in A&L’s contract so that it is done on a routine schedule. The kayak/canoe launch area was treated for fire ants. Karen inquired about installation of the multi-use path entrance sign. Bob stated he will be working with Jim McCans over the next two days to complete assembly and installation.

LAKES WATER QUALITY – Bob Lilley

In Bob Lilley's absence, it was reported that the aeration improvements on Heron and Osprey Lakes have been completed and are working properly. It was also noted that Dr. Serge Thomas, our consultant from FGCU will be conducting some core samples and submitting an addendum proposal to cover the cost. This will be discussed with Bob Lilley upon his return. Residents who reside around Ibis Lake are concerned about the spraying and cutting along the edge of the island. Representatives met with Eric of Superior Waterways to resolve this issue. Eric will discuss resolution with Bob Lilley upon his return.

COMMUNICATIONS – Kate Ihrig

Kate Ihrig reported there were no CIN messages sent since the last Board of Directors meeting on 6/14/16.

BEAUTIFICATION & ENHANCEMENT – Kate Ihrig

The Committee met on June 28th. Kate reported the test vinca plantings have been installed in the east Saragossa roundabout "pork chop". Committee Chair, Mary Jane Kamper, spoke to Bob Beahn regarding his salt fertilization of the royal palms as well as conducting research online and with nursery experts. It was agreed that all the royal palms need mulch. Kate will also contact the Committee about submitting a landscape plan along with costs prior to planting the center island at the Cape Horn entrance. The plan will include the cost to crown the area with soil, plant the shrubs and plants, install sod and mulch. The rough grade and rock removal has been done on the island. Vic Kapcsos also explained the Adopt An Area Committee at their meeting. The Committee also discussed upgrading the plantings at the main entrance sign. Sandy reported that Jean Disher (resident) is thinning out her bromeliad plants and has offered them to the Association. The Committee will be notified to contact her.

COMMUNITY STANDARDS – All

Bob Pietrasanta reported that they will take another look at the dirty roof at 82206 since it is shingle. Another house with a single roof was cleaned but left streaks. It was agreed to remove this from the list. Kate asked that 92901 be removed. The single roof has been replaced. Parking of cars on vacant lots and beside homes was discussed at length. The owners of the two houses with dirty roofs are scheduled to go before the Fining Committee. It was noted that cleaning has begun on one of the two roofs. The grass and bushes at 97503 are extremely high—a third letter was sent this week. Karen asked if the office contacted builders directly regarding their jobsites. As soon as a problem is reported, a call is immediately made to the builder. Discussion ensued on other items on the report.

ARCHITECTURAL REVIEW (ARC) – Joyce Punt

Joyce reported there are no projects seeking approval this month. Joyce noted that a fence enclosure and shield as submitted by a property owner who is building a house on Cedar Rapids was rejected. Two members of ARC visited the site and measured the area. They requested a 30-foot-long 'solid' 6-foot high fence. It would not comply with the deed restrictions. Joyce reported there are 16 new homes currently under construction, 2 pools, and 1 lanai cage.

Joyce noted that an owner of a lot near the cul-de-sac on Anthem inquired about building a spec/model home on the site. The builder would lease back and use as a model home until the owner was ready to move into it in about 2 years. It was reported that a letter dated January 28, 2003 addressing this issue was sent to the builders known at that time regarding the construction of a spec/model home. Several criteria are listed in the letter; however, the one that is crucial to this situation is that it does not meet the acceptable location for model homes. They are not allowed west of Cape Horn Blvd. The Board agreed to uphold the previous Board's decision made in 2003. The letter will be updated to meet current specifications as well as eliminate obsolete items.

Also discussed was the irrigation system installed at the new home on Cayo Lane by Monopoly Builders. It is not in compliance with the deed restrictions. A meeting was held with members of the POA and Monopoly. They made some modifications, which still does not provide for proper irrigation of the sides and rear of the property. Another meeting will be scheduled since this issue is not resolved.

COUNTY RELATED ITEMS

SCCC – The South Charlotte County Coalition (SCCC) will not be meeting until September.

MSBU –The MSBU Advisory Board met this afternoon. Bob reported they discussed the County Ordinance as it relates to members serving on the Advisory Board, i.e., if a member misses two meetings in a 12-month period he loses his position, but can reapply. The Board only meets four times/year. Repairs to the road in the Rabat cul-de-sac was talked about, some manhole covers that are upside down, as well as various storm drains in other sections of the subdivision. A list of right of way swales was given to the County with a request to schedule line and grade. The sidewalk project status was discussed. All work should be completed in about four weeks. It was noted that the County did work with some property owners who have paver driveways. Normally, they will take up the pavers and put cement down in the area that crosses over the driveway. They must insure that the angle/grade is correct to meet ADA requirements. It was mentioned that a sidewalk would be desirable on Peppercorn. The County reported that the cost would be \$475,000, which is 2/3's the cost of the entire 3 sidewalks currently under construction—therefore it was tabled. Also discussed was increasing the MSBU funding on the non ad valorem tax bill to allow for future re-paving of our roads. This was put on hold since the County will not allow putting funds aside for more than 5 years from the time the roads would be repaved. This will be looked at again when the 2017/2018 MSBU budget is discussed. Cape Horn, Santa Inez, San Edmundo, and Peppercorn are scheduled to be restriped. Additional speed limit signs were requested for Vincent and Trading Post (30 mph). In two months a speed monitoring machine will be placed on Vincent. The next meeting is scheduled for October 4th.

MISCELLANEOUS ITEMS – None

NEW BUSINESS

ADJOURNMENT

Joyce Punt motioned with Kate Ihrig seconding to adjourn the meeting at 7:15 p.m. ***The motion was unanimously passed with Pietrasanta, Punt, Bishop, Beahn, Mathis and Ihrig voting aye.***

OPEN FORUM

No comments.

Respectfully submitted,

Sandra J. Funk, Secretary
To the Board of Directors
Community Association Manager

The next meeting of the Board of Directors is scheduled for **5:00 p.m.** on **Thursday, August 25, 2016** in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing)

Note: There will be a special meeting of the Board to discuss the 2016-2017 Budget on **Monday, July 18, 2016.**

July 17, 2016