

**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**

**June 14, 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 6/10/16 online and at the kiosk in the Park. In addition, notification signs were placed at four entrances into Burnt Store Lakes on 6/9/16. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Bob Pietrasanta, President; Bob Lilley, Vice President; Joyce Punt, Treasurer; Kate Ihrig, Bob Beahn and Rick Mathis, Directors at Large. Karen Bishop Director at Large was absent. A quorum was present.

**Public Input:**

In attendance were Bill Giandonato, Vic Kapcsos, Ed Morris, Bill Lewis, Bob Reichert, Rob Hancik 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. Bill Giandonato asked to speak on Item 12, Beautification & Enhancement.

**DISPOSITION OF MINUTES**

Bob Pietrasanta stated that the Minutes of the May 10, 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 May 10, 2016 Minutes with Kate Ihrig seconding. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Beahn, Mathis and Ihrig voting aye.***

**TREASURER'S REPORT**

Joyce Punt presented the financial report ending May 31, 2016, the eighth month into the fiscal year. She noted the cash position as of May 1, 2016 was \$739,498.64. Cash received was \$6,702.35 and included earned interest in the amount of \$162.71. Disbursements for the month of May were operating expenses in the amount of \$36,181.47, reserve expenses \$3,797.18, and returned check \$381.48. The cash position ending May 31, 2016 was \$705,841.06. Assessment Receivables were \$108,526.23. The balances in the money markets and checking accounts were noted. The operating expenses for May were approximately \$7,577 less than April, and typical for the eighth month into the fiscal year. The reserve expenditures were for Banks Engineering staking drainage area, tubular steel gates for Park, and AED for CERT trailer. The amount of cash received in May was approximately \$5,929 less than April, which is attributable to decrease in assessment receipts. Accounts receivable ending May 31, 2016 was down \$3,286.18 from April.

The current collection rate for the end of May 2016 was 94.8%. The collection rate ending May 2015 was 92.2%. (*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 94 property owners out of 2066 billed that have not paid their assessment, compared to 107 at the end of April 2016.

We received a letter from C1 Bank that they will be merging with Bank of the Ozarks sometime in October of this year. A copy of the letter was sent to Geoff Lorah inquiring about the stability of the bank and whether or not to move our funds into another financial institution. Geoff responded that Bank of the Ozarks has a "5" rating which is the highest ranking for banks.

There being no questions on the financial report other than to correct the year from 2016 to 2015 under the collection rate ending May 2015 was 92.2%, Kate Ihrig motioned to approve the May 2016 Treasurer's Report as corrected and send forward for audit. Bob Lilley seconded the motion. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Beahn, Mathis and Ihrig voting aye.***

### **MANAGER'S REPORT – Sandy Funk**

**Drainage** – Sod was partially installed in the swales along the Park driveway. Remainder will be installed when contractor is ready to finish sodding at the Vincent sidewalk. A meeting is being scheduled between Banks, DM Construction and BSL to discuss the Sugar/Spice swale. Bob Reichert was asked to report on drainage areas. He noted that after approximately 5-1/2 inches of rain over the past week, the drainage through the swales worked well. The Belo Court swale had not been sodded and as a result there was some erosion. It will be sodded at the same time the remainder of the Park swale is done. The Muscat swale is functioning except in the area of Ophir and Butternut. Bob submitted a budget which covers the next two years and represents an increase in expenditures. Bob is also preparing a list of County right of way swale work that needs to be completed. This will be submitted to Public Works at the MSBU meeting on Tuesday.

**Cape Horn Entrance** – Ed Rackeweg began installing the irrigation today. Patten Sales in Naples was contacted to see if they would deed over ownership of the land upon which our sign is located (currently leased until 12/2020). Since the property is for sale and they expect it to be sold this year, they would prefer we make this request to the prospective new owner.

**A&L Landscaping** – A letter was sent to A&L after last month's Board meeting outlining all items that have not been satisfactorily addressed. We were notified that they feel they have complied with everything. There is doubt regarding completion of some items, and it is suggested that a meeting be scheduled with A&L, Bob Lilley, Bob Beahn, Bob Reichert, and Rick Mathis.

Quotes were received from A&L for a one-time clean-up of the berm at \$825, with maintenance to keep mowed at \$300 each occurrence. (Note: Bob Beahn reported that he mowed the berm last week except in areas that contained road millings and cement pieces. Those areas will need to be "hand" cut which is not included in the \$825 quote.) It is desired to possibly contour the dirt pile to improve aesthetics; however, Banks will have to be contacted to see if our 2-year permit to store the dirt has expired, and then see if SWFWMD will allow us to keep the dirt berm as a 'buffer'. It was decided to not expend the funds for clean-up of the berm.

The second quote was for mowing both sides of new Park entrance road, 10 feet on each side at an additional \$75/month. Enough specifics were not spelled out in the quote, i.e., mowing from old Park road to Rio Togas on both sides including inner swale. Also, about 3 feet beyond the swale should be cut in order to keep All Lots Bushhogging mowers out of the swale. This will increase the bid price. The next bid is to mow along the multi-use path for an additional \$150/month. We need to insure that it is cut at least 3 feet on the north side to enable proper mowing by All Lots. It was suggested to have All Lots mow the area first and then have A&L look at the areas that need mowing and quote accordingly. Currently volunteers have been mowing these areas; however, the quoted figures may be used in the new budget for maintenance of these areas. Rob Hancik noted there is a liability issue when utilizing volunteers.

**New Sidewalks** – Construction of Rio Togas sidewalk is finished. Construction of the Vincent sidewalk should be completed by the end of next week. The required silt fencing has been installed along Saragossa in preparation of construction.

**Reclaimed Water to Rio Togas Lot 12** – Now that the Easement Agreement for Pirate Harbor access from San Edmundo has been signed by all parties as well as the Reclaimed Water Agreement for Rio Togas, CCU was contacted on 6/10 and again today asking when the reclaimed water installation will begin on Rio Togas. We understand they are going to do the project "in house".

**Park Road** – Banks responded to the SWFWMD letter that was received last May requesting an inspection report. We have met all the requirements.

**Nominating Committee** – Rick Mathis motioned to appoint Bill Lewis, Joyce Punt, Kathy Hansen, Fred Boland, and Stan Hochstadt as the five members of the Nominating Committee for the 2016 election. Bob Lilley seconded the motion. *The motion was unanimously passed with Pietrasanta, Lilley, Punt, Beahn, Mathis and Ihrig voting aye.*

**Budget 2016-2017** – Some budget figures from Board members and committees have been submitted. A preliminary budget sheet will be prepared prior to the July 13<sup>th</sup> Board meeting as well as a public meeting scheduled.

**Annual Meeting Picnic** – It was decided to have the Picnic catered this year with a nominal fee charged to cover most of the cost. Bob Beahn and Bob Lilley will research possible vendors to provide for 200 attendees and report to the Board at the July meeting.

**Online Resident Directory** – PCI Communications has proposed an online directory with an access link on our website in addition to the printed directory. Changes can be made by office staff as needed to keep the directory current, and PCI would print from the latest online changes. State Statute regulations for email publication has to be researched. The proposal was distributed to the Board for review and will be a future Board agenda item.

**Foreclosure Sale** – Lot 87610 on Trading Post foreclosure sale has been postponed. A new date has not been received.

### **LONG RANGE PLANNING (LRP) – Karen Bishop**

Bob Pietrasanta reported in Karen's absence. The driveway sod as well as planted seed is growing well. The sod cost was less than expected. The irrigation has not been completed to enable installation of the landscaping at the driveway entrance. The electric and pump for reclaimed water are being researched. A fence to secure the driveway and park is also under development. Maintenance for multi-use path was discussed earlier for inclusion in the next budget.

The policy for Adopt an Area program is still being developed and should be ready for presentation to the Board in August. In the interim, the program is well underway with many property owners choosing an area to work on maintaining or improving. One member spent many hours installing a garden in front of the sluiceway to enhance the aesthetics of the park.

The new label concept for cars to identify property owners in our community has been postponed indefinitely. The current supply of small yellow stickers has been replenished. This system seems to be working well. A usage reminder article was published in the Heron Herald.

### **SAFETY & PREPAREDNESS – Rick Mathis**

Rick Mathis reported that a second AED was purchased and placed in the CERT trailer. There has also been increased sheriff deputy presence in the community to control illegal fishermen. Further discussion ensued on this subject.

### **MECHANICAL & MAINTENANCE – Bob Beahn**

Bob Beahn reported that all the royal palms were fertilized last month. Two royals at Vincent and one at Rio Togas are being watched closely and may be given additional fertilizer. The boat ramp has been mowed and trimming will be done next week. The area is also overrun with fire ants which have been treated. Bob will also check for the necessity to treat the Park area for fire ants. He will also be returning to hand cut the remaining area of the berm along Burnt Store Road near the Park driveway. Bob offered for volunteer use his personal zero turn 27 HP mower for cutting the sides of the driveway and around the Park when he is out of town. Bob will mow according to his availability. He warned that it is not to be used on the berm by volunteers. Bob offered to donate his John Deere tractor to the Association. He will have the oil changed, blade

sharpened and any other needed items which will then be the responsibility of the Association to maintain. The Board graciously accepted Bob's generous donation.

### **LAKES WATER QUALITY – Bob Lilley**

Bob Lilley reported that as previously approved by the Board, Superior Waterways will be upgrading (on 6/16) with new aeration units on the east end of Osprey Lake and the north end of Heron Lake at a cost of \$11,565. This will double the aeration in these areas. Next year it will cost approximately \$15-20,000 to complete these two lakes. FGCU continues to report on progress of studying our lakes. Core samples were taken which will give us sediment depths. Preliminary results show that the lakes do not have as much sediment on the bottom of the lakes as previously thought (where the midges breed). The breeding is probably in our lake fingers where aeration does not reach as well as our drainage ditches/swales. It is hoped that in the future we can cut back on treating the lakes, and concentrate more on spraying the grasses/fields/ditches. Bob will be testing Ibis Lake for sediment, etc. since a lot of guano is in and around the Lake due to the area being a bird habitat.

### **COMMUNICATIONS – Kate Ihrig**

Kate Ihrig reported there were no CIN messages sent since the last Board of Directors meeting on 5/10/16.

### **BEAUTIFICATION & ENHANCEMENT – Kate Ihrig**

Kate stated that the Committee met on 6/1. They will proceed with planting the front entrance island as soon as the irrigation is completed. A&L Landscaping will then continue to maintain as per contract. Brown mulch was placed in the roundabouts, and the poinsettias were removed. The Committee suggested planting Vinca annuals in the Saragossa 'pork chop' to test suitability and for future planting at the main entrance. It was noted there is a lot of iron in the irrigation well water at the roundabouts. Kate also stated the Committee was concerned about the poor condition of some of the royal palms—noting that Bob Beahn already addressed fertilization of them.

### **COMMUNITY STANDARDS – All**

Bob Pietrasanta reported that the owners of 82206 have removed the old fencing and cleaned the roof (which is now streaked and probably unavoidable due to it being shingles). It was agreed to remove this one from the list. Letter to be sent to property owner on Muscat to move the basketball apparatus from the street due to trash truck not being able to negotiate around the cul-de-sac and creating ruts, etc. Also discussed was the horse trailer on Peppercorn as well as lack of landscaping around fencing. It was noted that the two houses owned by the Lyons' still have moldy roofs after multiple letters. A Fining Committee hearing is being scheduled for the end of July. Follow up was made on the Lyons new home construction irrigation system. An email was received stating a system will be installed within a few weeks and the Acapulco property shortly thereafter.

### **ARCHITECTURAL REVIEW (ARC) – Joyce Punt**

Joyce reported there are three (3) projects seeking approval as recommended by ARC. Bob Lilley motioned to approve repainting exterior and trim at 17269 Comingo (91823), and a new home construction at 17464 Huancay Lane (93513), and an enclosure shield at 17418 Oro Court (98401). Kate Ihrig seconded the motion. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Beahn, Mathis and Ihrig voting aye.***

There are eight (8) projects seeking final ARC inspection prior to closing out the file. There are currently 16 new homes under construction, 2 pools, and one cage. There were 13 new home building packets sent to various builders and property owners. Bob Lilley continues to inspect new home construction for drainage problems, etc.

## COUNTY RELATED ITEMS

**MSBU** –The MSBU Advisory Board did not meet this month.

**SCCC** – The South Charlotte County Coalition (SCCC) met on May 26<sup>th</sup>. The speaker was Lieutenant Katie Heck, of the Punta Gorda Police Department Community Services/Public Information Office. She addressed the services provided the citizens of Punta Gorda including “Coffee with the Chief” sessions where citizens can ask questions of the Police Chief. Through their website, they can also email concerns about speeders and the Code Red Program through which residents can receive emergency information through phone calls, texts and emails. Lt. Heck also spoke about ways in which communities are using the “Next Door” network. Their network is only open to the City residents. She also addressed the “Away from Home Program” which sends a volunteer out each day when a resident registers that they will be away for an extended period of time; the Trail Watch Program” which is similar to a Neighborhood Watch but encourages City residents to report suspected issues they may encounter on bike trails and walkways; and she spoke of the “Sex Offender Monitoring Program”. Lt. Heck pointed out problems individuals have when buying/selling items online or through the newspaper—encouraging use of monitored Police Department parking lot or lobby when finalizing transactions.

A resident of PGI complained about real estate Open House signs not complying with the City’s size ordinance. Judge Allesandro ruled that there is no need for a Justice Center addition for at least the next 5 years, thereby stopping any immediate planning for the controversial expansion project. The plans for the new South County Library were referenced as well noting the differing opinions between County and City leaders with regard to the level of construction—County looking at a basic building, while the City would like a more elaborate structure. It was noted that the landscaping of Burnt Store Village will cost \$139,000 plus a \$30,000 (approx. 28%) administrative fee being charged by the County. It was also mentioned that the County has instituted an attendance policy for MSBU Advisory Boards that permits members only one absence in a 12-month period, with terms being limited to two years. A copy of the ordinance will be obtained and reviewed.

**MISCELLANEOUS ITEMS** – None

## NEW BUSINESS

Rick Mathis requested that a new line item be placed on the monthly Board meeting agenda entitled “Park”.

## ADJOURNMENT

Bob Lilley motioned with Kate Ihrig seconding to adjourn the meeting at 6:45 p.m. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Beahn, Mathis and Ihrig voting aye.***

## OPEN FORUM

Rob Hancik spoke on the necessity of reserving for road repaving 5 years prior to the end of the life expectancy of the roads (circa 2022), which will mean raising the MSBU assessment. The County plans MSBU budgets two years out. He stated this should be reinforced at the Annual Meeting.

Bob Lilley noted that we should be budgeting more money to take care of our drainage problems. Bill Giandonato asked about the exposed propane tank on Vienison. As soon as the stakes for drainage repair are removed, the property owner will address as well as removal of the Arecas from the swale. Bob Reichert requested funds be allocated in the new budget for removal of large pepper trees (i.e., \$5,000).

Open Forum concluded at 7:05 p.m.

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 **Tuesday, July 12, 2016** in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing)

June 25, 2016