

**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**

OCTOBER 11, 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 10/8/16 online and at the kiosk in the Park. In addition, notification signs were placed at four entrances into Burnt Store Lakes on 10/7/16. 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; Karen Bishop, Kate Ihrig, Bob Beahn and Rick Mathis, Directors at Large. A quorum was present.

Public Input:

In attendance were Vic Kapcsos, Bill Giandonato, Ron Kent, Jim & Katie Mazzi, Chris Peabody, Fred Boland, Bill Lewis, and Vickey Clawson (taken from the sign in sheet). 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.

DISPOSITION OF MINUTES

Bob Pietrasanta stated that the Minutes of the September 13, 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 no corrections or additions, Kate Ihrig motioned to approve the September 13, 2016 Minutes as with Rick Mathis seconding. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.***

TREASURER'S REPORT

Joyce Punt presented the financial report ending September 30, 2016, the end of the fiscal year. She noted the cash position as of September 1, 2016 was \$580,848.32. Cash received was \$2,168.51 and included earned interest in the amount of \$96.90. Disbursements for the month of September were operating expenses in the amount of \$58,451.57. The cash position ending September 30, 2016 was \$524,451.57. Assessment Receivables were \$90,857.94. The balances in the money markets and checking accounts were noted. The operating expenses for September were approximately \$9,292 more than August which is attributed to additional expenditures for printing and mailing of the Annual Meeting materials, pest control contract for the Park, and a drainage project. There were no Reserve expenditures in September. The amount of cash received in September was approximately \$7,348 less than August. Accounts receivable ending September 30, 2016 was approximately the same as August.

The current collection rate for the end of September 2016 was 97.0%. The collection rate ending September 2015 was 96.9%. *(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 62 property owners out of 2066 billed that have not paid their assessment for 2016.

A withdrawal from C1 Bank (now Bank of the Ozarks), was made in the amount of \$75,000 and deposited in Regions checking account. This will cover expenses from now until the new assessment monies start to come in. The new billing will be mailed shortly after the Annual Meeting.

There being no questions on the financial report Rick Mathis motioned to approve the September 30, 2016 Treasurer's Report and send forward for audit. Kate Ihrig seconded the motion. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.***

MANAGER'S REPORT – Sandy Funk

Drainage – Bob Reichert will be contacting C&J Construction to schedule some of the drainage projects that were put on hold due to the rains. Beautiful Boundaries will be contacted to schedule mowing of the swales next week. Several complaints have been received regarding the mowing of the lots this month. Karen Bishop volunteered to accompany All Lots Bushhogging in a tour around various areas of concern.

Tax Sale – Two properties sold at tax sale on September 27th. They are 83107 and 83124. The sale realized surplus funds and the appropriate paperwork to claim back assessments was submitted to the Charlotte County Tax Office.

Annual Meeting – A review of the Power Point presentation was done after the meeting was adjourned.

Reschedule November 8th Board Meeting – A request has been received to move the November 8th Board meeting due to the 9th being election day. Kate Ihrig motioned with Joyce Punt seconding to hold the next Board of Directors meeting on Thursday, November 17, 2016. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.***

LONG RANGE PLANNING (LRP) – Karen Bishop

Karen reported that Vic Kapcsos, Chair of LRP, held a meeting on October 23rd. There are two new members of the committee—Chris Peabody and Bill Lewis. The status of the Rio Togas entrance to the Park was reviewed. The County needs to pressure test before the meter is installed. Bennett Electric will install electric to the gate and pump next week. Electric meter installation is expected by October 20th.

One-half (\$2,500) of the \$4,996 cost has been given to Active Door who is ready to install the security gate. The gate will be in the “up” position until it is decided how to notify the community members of the access code numbers.

Once irrigation is ready, both sides of the driveway will be landscaped. The entire project should be completed by the next Board meeting. Karen thanked Vic Kapcsos for his hard work and follow up with this project.

At the last Board meeting, Pete Kelly and a few other members of the community asked the Board to consider installing a RV/Boat storage area. Vic invited them to attend the LRP meeting. Pete Kelly was able to attend. The project is a Long Range Plan, and the first task is to understand County, SWFWMD and Local Zoning requirements. Pete was asked to follow up first on the zoning and report back to LRP with results.

SAFETY & PREPAREDNESS and PARK STATUS – Rick Mathis

Rick had nothing to report on Safety & Preparedness. He reported that he has been trimming several trees in the Park to ready it for the Annual Picnic. In addition, the Park has been mowed. Rick stated that a mattress and other materials were dumped by the Park dumpster. A name and address were on a box in the dumpster. Notification was sent to the property owner and tenant. Waste Management will pick up these types of items at curbside if notified (special pick up).

MECHANICAL & MAINTENANCE – Bob Beahn

Bob Beahn reported that the royal palms will be fertilized and insecticide applied this month. The kayak/canoe launch has been mowed several times the past month. Bob spoke with A&L Landscaping who will start the trimming all of the Washingtonians next week. He noted that the lawn mower is due for its 20-hour

maintenance service which should take about 3 days. Bob stated that the Board is scheduled to assist in serving the food at the Annual Meeting picnic—there are approximately 100 people signed up as of now.

LAKES WATER QUALITY – Bob Lilley

Bob Lilley met with Clarke Environmental today to discuss the midge fly control contract which has expired; however, there is sufficient funds (1-1/2 months) remaining since several treatments were delayed due to weather conditions. Bob intends to change the approach taken in treatments. We have received the final report from FGCU which indicates we do not have as much sludge in the bottom of the lakes as thought; therefore, it is felt the midges are breeding more in our ditches/swales. It was discussed with Clarke to do larvacide treatments in the ditches and do a residual kill treatment (spray). He plans on doing a test area in the worse section (from Vincent down Cape Horn to Bear Branch Creek over to the salt marshes. He feels he can add the ditches this year without increasing the funds currently budgeted. Within the next week, he will identify the ditches that need to be addressed. He will be able to bring a program to the Board the latter part of November. He will in the interim suspend the larvacide treatments since this time of year is low activity for midges. It is also planned to have Dr. Serge Thomas of FGCU, present his findings to the community (in our community center) sometime in November.

COMMUNICATIONS – Kate Ihrig

Kate Ihrig reported there was one (1) CIN message sent out on 9/13 announcing the Neighborhood Watch Meeting scheduled for September 20th.

BEAUTIFICATION & ENHANCEMENT – Kate Ihrig

Kate noted that A&L Landscaping was trimming the main entrance today. She asked committee chair, Mary Jane Kamper that minutes of their meetings must be submitted as mandated by our by-laws. Kate thanked Mary Jane, Kathy Coliadis and Vic Kapcsos for their participation in the landscaping efforts of the entrance center island. Kate provided pictures of the finished project which will also appear in The Heron Herald.

COMMUNITY STANDARDS – All

Bob Pietrasanta reviewed the items on the report. He noted that a Fining Committee Hearing was held this afternoon which resulted in fining a property owner for a grossly overgrown hedge for which he has received several notices over the past six months to comply with the deed restrictions. He has 5 days from receipt of the fining notice to comply after which a fine will be levied at \$100/day up to 10 days. Bob noted that several dirty roof notices were sent where some property owners are waiting for the end of rainy season to address.

Joyce reported that Monopoly Builders has begun construction before submitted the proper plans/paperwork in accordance with the deed restrictions. Attempts were made to contact the builder to no avail; however, contact was made via a sub-contractor at the jobsite. As a result, the business partner came to the office and will be submitting the required application, etc. Discussion ensued on clean site deposit, installation of driveway pipe, etc.

ARCHITECTURAL REVIEW (ARC) – Joyce Punt

At the recommendation of ARC, Joyce Punt motioned with Kate Ihrig seconding, to approve a new pool construction by Waters Edge Pools at 24500 Saragossa Lane (87102). ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.*** There are five (5) projects waiting for final inspection by ARC in order to close out the file. Joyce reviewed the status of each one. There are 10 new homes under construction and one fire pit/walkway installation. We are waiting for 16 new projects to be submitted.

COUNTY RELATED ITEMS

SCCC – The South Charlotte County Coalition (SCCC) meeting was held on September 22nd. The speakers were two candidates running for Punta Gorda City Council—Bob Peterson and Lynn Mathews. Mr. Peterson addressed the disparity between the commercial taxes that are paid in relation to the residential taxes, with the latter rising faster than the former. He emphasized the need to recruit and assist in developing new businesses in the City. It was noted that the Western Michigan University flight and medical programs will help to stimulate the economy in this area, but will not have an impact on the increasing tax disparity. Ms. Mathews emphasized the need for more affordable housing to accommodate those individuals who work there but can find nowhere to live. She distinguished “affordable” from “low income” and “Section 8” housing, with the affordable units needed to shelter individuals working in such areas as education, law enforcement and fire/emergency services. Both candidates spoke against the Aquí Esta re-zoning request. Even though there is a need to encourage new businesses to relocate here, commercial enterprises should not be placed in residential areas—particularly areas that are accessed by streets incapable of handling the volume of traffic that would ensue.

It was noted that the Palm Auto Mall has been sold.

The future of the SCCC was discussed. Attendance has been down and no one has been willing to take over the Presidency of the organization. One founding member recommended that the group be disbanded, while another idea surfaced which suggested that each representative community, on a rotating basis, take a month and provide leadership and programming for that month in lieu of an executive committee. The objective of the organization to provide a forum to which communities in our area could bring issues that would need to be taken to the County or the State seems to have been lost. The decision as to the future of the organization will be addressed again at the October 27th meeting.

MSBU – The MSBU met on October 4th. The issue of the recently completed sidewalks was discussed with County personnel stating that a very short portion of the sidewalk on Rio Togas is 4” inside a private property line and will need to be moved. The contractor was attempting to avoid disturbing a tree root ball and inadvertently placed the walkway on private property. He will relocate the necessary sections at his expense. It was pointed out there are some cracked original sidewalk sections on Cape Horn which the County will address. Additional curbing at the two roundabouts was brought up with a decision as to adding that curbing but was tabled until the next meeting when a firm cost will be known.

With respect to drainage, a question was posed about the estimate for 200 feet of 42” pipe to go under Spice Lane. The estimate was requested at the last meeting. The group was told a field study would need to be completed to determine the proper size pipe for that application.

Considerable discussion focused around the need to begin reserving funds to help in paying for the scheduled street repaving in 2022. Various scenarios were discussed that all involved an increase in the non ad valorem tax assessment, moving currently unused funds into a paving reserve account, and borrowing a portion of the additional monies needed over a 5 or 10-year period. County personnel will come to our next meeting with 3 possible funding combinations from which the Advisory Board can decide how they wish to proceed. The decision must be made at the December meeting if it is to be reflected in our 2017 tax bills.

Other issues addressed with the County referenced the trees bordering the Sunset Palms property, the rotary street sign at the corner of Cape Horn and Saragossa, drainage issues on Pyramid and on San Ciprian, a concrete drainage culvert that has a large opening at Belo Court and Saragossa, and a manhole cover on Trading Post that appears to be installed incorrectly. The latter issue was referred to CCU.

The next scheduled meeting is set for December 6th at 10:00 a.m.

MISCELLANEOUS ITEMS

Adopt An Area – Karen Bishop distributed the final copy of the “Adopt an Area” (Policy #23). She reviewed the areas that several property owners have already ‘adopted’. After discussion, Karen Bishop motioned to adopt Policy #23, “Adopt an Area” with Rick Mathis seconding. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.***

NEW BUSINESS

None.

ADJOURNMENT – Kate Ihrig motioned to adjourn the meeting at 6:10 p.m. with Karen Bishop seconding. ***The motion was unanimously passed with Pietrasanta, Lilley, Punt, Bishop, Ihrig, Beahn, and Mathis voting aye.***

OPEN FORUM

Vic Kapcsos thanked the outgoing Board members (Bob Pietrasanta, Joyce Punt, and Kate Ihrig) for all their hard work and dedication during their term of office.

Respectfully submitted,

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

This next meeting of the Board of Directors will be held on **Thursday, November 17, at 5:00 p.m.** in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing)

October 17, 2016