

**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**

**AUGUST 8, 2017**

**CALL TO ORDER, PROOF OF NOTICE and ROLL CALL**

President Rob Hancik called the meeting to order at 3:00 PM and opened with the Pledge of Allegiance. It was noted that the meeting Agenda was posted 8/4/17 online and at the kiosk in the park. In addition, notification signs were placed at the four entrances into Burnt Store Lakes on 8/4/17. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Rob Hancik, President; Karen Bishop, Vice President; Bob Reichert, Treasurer; Rick Mathis, Gerry Laxton and Bob Lilley, Directors at Large. Joyce Punt was absent. A quorum was present.

**PUBLIC INPUT**

There were 13 property owners in attendance – Bill Giandonato, Chris Peabody, Paula Short, Kate Ihrig, Charlene Laxton, Nick Smith, Ron Kent, Annette Kent, Ed Morris, Dave Evans, Sharon Columbo-Goodall, Mary Ellen Kiss & Fred Boland. Rob Hancik 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 spoke up.

**DISPOSITION OF MINUTES – Rob Hancik**

Rob Hancik stated that the Minutes of the July 11, 2017 Board Meeting were sent to all Board members electronically. Rob asked if there were any additions or corrections to the Minutes. There being no corrections or additions, Rick Mathis motioned to approve the July 11, 2017 Minutes with Karen Bishop seconding. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis, and Laxton voting aye.***

**TREASURER'S REPORT – Bob Reichert**

Bob Reichert noted that the current total cash is \$606,307.93. The operating expenses for July 2017 were approximately \$8,454 less than June. The \$60,852 expenses were normal for the tenth month into the fiscal year. Major expenses included payments for July mowing (\$12,196), Clarke midge fly spraying (\$10,512), Lake Maintenance (\$5,275) and Legal Expenses (\$5,282).

The reserve expenditures totaling \$3,416 was \$3,000 for FGCU Lake Study, and \$416 to Banks Engineering.

The amount of cash received in July was approximately \$6,284 less than June. Accounts receivable ending July 31, 2017 was \$2,926 less than May. The current collection rate for the end of July 2017 is 96.3%, compared to 96.8% ending July 2016. (*The collection rate is based on actual assessment and not 2 or more years in arrears plus interest and filing fees, or those on payment plans.*) There are a total of 76 property owners out of 2066 billed that have not paid their assessment for 2016-2017. Liens were filed on all past due accounts.

Rick Mathis made a motion to approve the July 2017 Treasurer's Report and send it forward for audit, with Bob Lilley seconding. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis, and Laxton voting aye.***

## **OLD BUSINESS**

### **MANAGER'S REPORT – Sandy Funk**

Adopt Slate of Candidates: Jim Brown, a member of the Nominating Committee stated that the committee was appointed by the Board at the June 13<sup>th</sup> meeting. The Committee members are: Jim Brown, Karen Bishop, Joyce Punt, Fred Boland and Lesley Rose. There are 3 positions open for the 2017 election. Seven property owners submitted their names to be considered for running for the Board, they are: Dave Evans, Edward Fritz, Les Hickman, Betty Ingerson, Mary Ellen Kiss, Mark Pennington and Ron Suci.

The Nominating Committee is recommending to the Board that they approve the slate of candidates for the 2017 election as follows: Dave Evans, Edward Fritz, Les Hickman, Betty Ingerson, Mary Ellen Kiss, Mark Pennington and Ron Suci. All bio's must be submitted by August 15<sup>th</sup> with the deadline for final changes by August 18<sup>th</sup>. Rick Mathis made a motion to approve the slate of candidates listed above, with Bob Lilley seconding. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis and Laxton voting aye.***

2017-2018 Budget Approval: As a result of three special Budget meetings held on 7/7, 7/12 and 7/28/17, the changes were made and submitted to Geoff Lorah for review prior to making a motion to approve. Geoff agreed with the roll over figure, but suggested moving Security funding from Reserves to Operating. He suggested increasing payroll taxes and reducing contingency to accommodate this change. Bob Reichert made a motion to adopt the 2017-2018 Proposed Budget for presentation to the membership for adoption at the Annual Meeting on October 14, 2017, which calls for an annual assessment in the amount of \$398.00. Bob Lilley seconded the motion. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis and Laxton voting aye.***

Annual Meeting Picnic: Deanna confirmed McCurdy's BBQ and Catering for the Annual Picnic. The cost is \$20 per person, which will be offset by charging attendees \$7.50 per person, with children 12 and under free. The flyer will be mailed in the Annual Meeting Packet.

Tax Sale: The two lots scheduled for tax sale on July 25<sup>th</sup> were redeemed by the owner. An updated invoice was sent to the owner for payment of back assessments.

Board Sponsored Potluck: The first potluck of the season will be on September 10<sup>th</sup>. The theme is "Meet the Candidates". The candidates will be invited to attend and give a talk on why they want to be a Board of Director. The Potluck coordinators have requested that the Board of Directors sponsor this event.

Waldron Fence: The Waldron house on Vellum Circle is sold and the chain link fence has been removed. The new owners will be submitting a request for alternative fencing.

Transferring Documents to CD's: Inside Realm, the company that transferred all our records to discs, gave us a quote of \$1500.00 to transfer our new documents for Deed Restrictions and Bylaws (approximately 100 pages) including the cardboard mailers to 1400 residents. This is approximately \$1.00 per CD.

### **LONG RANGE PLANNING – Karen Bishop**

The projects are, for the most part, completed for now. Pavers for the park project will be delivered in about three weeks. If the new budget is approved, the next big project is the storage building in the park.

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

Nothing to report.

### **PARK STATUS – Rick Mathis**

It was noted that Truly Nolen's contract has ended and the Board does not wish to renew it at this time.

### **MECHANICAL & MAINTENANCE – Gerry Laxton**

Gerry reported that he completed the following maintenance on the lawn mower: installed three new blades, new air filter, greased mower and inflated all tires.

A new electric photo eye was purchased for the Peppercorn roundabout. This will be installed this week. Gerry talked with Joyce Punt about removal of the plants from the entrance landscaping. Mario will remove the plants from the entrance and use them to landscape the Restroom Building in the park.

**DRAINAGE – Bob Reichert**

Bob reported that the swales seem to all be working properly after the rains that we've been having. Sod is needed at the swale on Cabana Road.

**LAKES WATER QUALITY – Bob Lilley**

Nothing to report.

**COMMUNICATIONS – Karen Bishop**

On behalf of the Board of Directors, Kate Ihrig and Sandy Funk, Karen recognized Paula Short for her dedication to the Heron Herald. They presented her with a gift certificate in appreciation.

**BEAUTIFICATION & ENHANCEMENT – Joyce Punt**

The plantings at the front entrance will be removed 23 feet in from the curbing so that the County can correct the lane coming in to the development at Cape Horn Blvd. These plantings will be relocated in the Park.

**ARCHITECTURAL REVIEW – Karen Bishop**

Karen stated that ARC recommends approval of four (4) projects. Rick Mathis motioned to approve the new home plans at 17160 Sarong Lane (Sage Homes), new pool construction at 24501 Cabana Road (Superior Pools), new well drilling site at 24276 Santa Inez (H2O), and an exterior paint and trim project at 16253 Cape Horn Blvd. Bob Reichert seconded the motion. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis, and Laxton voting aye.***

The remaining items on the report were reviewed.

**COMMUNITY STANDARDS – Norma Mathis**

The items on the report were reviewed. The Board discussed various situations of non-compliance on the report.

**COUNTY RELATED ITEMS**

SCCC – Nothing to report.

MSBU – Nothing to report.

**MISCELLANEOUS ITEMS**

Nothing to report.

**NEW BUSINESS**

**ADJOURNMENT**

Bob Reichert made a motion to adjourn the meeting at 4:00 pm with Rick Mathis seconding the motion. ***The motion was passed with Hancik, Bishop, Reichert, Lilley, Mathis, and Laxton voting aye.***

**OPEN FORUM**

There was a discussion about the health of the island and how the birds are beginning to nest there again.

Ed Morris mentioned that the swale on Toth should have been reshaped before sod was laid due to erosion.

The next MSBU meeting will be held at Public Works on August 22, 2017 at 10:00 a.m.

Respectfully submitted,

*Deanna Williams*

Deanna Williams, Assistant  
To the Board of Directors

The next meeting for the Board of Directors will be held on September 12, 2017 at 3:00 pm in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing).

