

**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**

DECEMBER 12, 2017

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Vice President Gerry Laxton called the meeting to order at 3:04 PM and opened with the Pledge of Allegiance. It was noted that the meeting Agenda was posted 12/8/17 online and at the kiosk in the park. In addition, notification signs were placed at the four entrances into Burnt Store Lakes on 12/8/17. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Gerry Laxton, Vice President; Bob Reichert, Treasurer; Rick Mathis, Dave Evans, Betty Ingerson and Ron Suciu, Directors at Large. Rob Hancik was absent. A quorum was present.

PUBLIC INPUT

There were 13 property owners in attendance – Jim Brown, Ron & Annette Kent, Chris Peabody, Charlene Laxton, Paula Short, Bill Giandonato, Mary Ellen Kiss, Rich Elders, Colleen Wilson, Louise Barrett, Vickey Clawson and Larry Brundege. Gerry Laxton 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 – Gerry Laxton

Gerry Laxton stated that the Minutes of the November 14, 2017 Board Meeting were sent to all Board members electronically. Gerry asked if there were any additions or corrections to the Minutes. There being no corrections or additions, Bob Reichert motioned to approve the November 14, 2017 Minutes with Gerry Laxton seconding. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

TREASURER'S REPORT – Bob Reichert

The operating expenses for November 2017 were approximately \$16,950 less than October. The \$45,732 expenses were normal for the second month of the fiscal year.

The reserve expenses for November were \$27,562. Replacement signs (18) were ordered in the amount of \$3,816; four replacement aeration units at \$15,801; and \$7,945 to FGCU for lake study.

The amount of cash received in November was approximately \$392,254, which was \$230,316 more than October. We received \$384,721 in assessments, \$2,085 in Administration receipts, \$279 in interest income and \$170 in Annual Meeting Picnic receipts. Accounts receivable ending November 30, 2017 was \$342,843, which is \$386,114 less than October. This decrease is due to increased receipt of assessments from the 2017-2018 billing.

The current collection rate for the end of November 2017 was 71.3%. The collection rate for November 2016 was 69.9%. (*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 is a total of 593 property owners out of 2066 billed that have not paid their assessment for 2017-2018.

Funds will be transferred out of Regions and into the Ozarks ICS account to keep within the FDIC insurance coverage.

OLD BUSINESS

MANAGER'S REPORT – Sandy Funk

Tax Sale Property: Notification has been received from the Clerk of Courts that property 95209 on Cape Horn Blvd. is scheduled for Tax Sale on January 30, 2018. This is on the southeast corner of Peppercorn Road and Cape Horn Blvd. at the roundabout. It is owned by Coastal Palm Properties, who is trying to sell it prior to going to tax sale.

Foreclosure Property: Pavese Law Firm has indicated there is no mortgage attached to property 85708 on San Edmundo (multi-family lot). Taxes also have been paid (except for the latest bill). The owner is Tarpon IV. They suggest foreclosure paperwork be filed. The amount owed the Association in past due assessments is \$10,058. Bob Reichert made a motion to file the foreclosure paperwork with Rick Mathis seconding. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

By-Laws – Rewrite: A copy of Board reviewed By-Laws was given to our attorney on November 16th. Chris Shields sent a new version incorporating changes we suggested. His cover letter explains the updated version. It is suggested that the Board schedule meetings to review the By-Laws as rewritten. In addition, meetings should be scheduled to start reviewing the Deed Restriction updates that our attorney provided. Sandy will set up the first meeting in mid-January.

Comcast vs. Century Link: A review has been made of the Comcast billing which covers the cost of office phone lines (3), internet access, and television services. The television is rarely used and is costing us \$960 a year. A Century Link representative spoke with office staff last week and the difference between the services without television is only a \$9.00 a month reduction with Century Link. It is suggested that we drop the television services with Comcast and possibly utilize an

alternative “Roku” or some other service. We are waiting for the Comcast representative to call us regarding the cost to the Association to just carry all of the existing services with the exception of television.

Request for trailer/RV parking: Barry McNeil sent an email to the office requesting a waiver to hook up an RV trailer to his home and park it in his lot next to his house for two nights (Dec. 21 – 22). After a discussion by the Board, this request has been approved.

Holiday Vacation Schedules for Board Members: Please provide office staff your schedule thru January 3rd. Also, it is planned to close the office on 12/22, 12/25, 12/29 and 1/1/18. Sandy is requesting vacation time between Christmas and New Year’s.

LONG RANGE PLANNING – Ron Suci

Ron reported that the plans for the new building in the Park call for \$30,000 in total, \$5,000 for site preparation and \$25,000 for materials. Ron will meet with the LRP members to go over these plans in January.

SAFETY & PREPAREDNESS – Rick Mathis

No report.

PARK STATUS – Rick Mathis

No report. Dave Evans suggested that Paula Short put another reminder in the paper that dog owners must curb their dogs when in the park or on our streets. The Board will look into purchasing two “curb your dog” signs for the park.

MECHANICAL & MAINTENANCE – Gerry Laxton

Gerry reported that he removed and repaired a flat tire on the BSL’s trailer. He also inspected the BSL community with Mario of Mario’s Lawn & Tree Service for completion of his debris removal contract. Gerry replaced two faulty ground receptacles in the roundabouts, and also installed the Christmas light timers.

Fifty-five LED 11-watt light bulbs were ordered from a wholesale company to replace all the bulbs that are on photo electric eyes. These retailed at \$16.99 each, but were bought wholesale for \$8.99 each totaling \$494.45.

The next greenbelt and empty lot mowing is scheduled for January 8, 2018.

DRAINAGE – Bob Reichert

Bob reported that because of Hurricane damage to Bear Branch Creek and Hog Creek, swale maintenance was put on hold until repairs to the Creeks can be done. To date, approximately 25

trees and approximately 75% of the silt have been removed from Bear Branch Creek. Ten loads of rip rap are needed to secure the bank of the creek at a cost of approximately \$10,000. The total cost of repairs to this creek will be upwards of \$20,000.

Bob also noted that Hog Creek had received extensive erosion damage from the hurricane, and he will look closer at this in the new year.

LAKES WATER QUALITY – Dave Evans

Dave Evans stated that there is one compressor that isn't working in Osprey Lake. A Summary Proposal will be submitted to replace it. He also noted that the next F.G.C.U. meeting on the soil analysis will be held after the holidays.

Dave reported that there will be no ULV spraying for midges when the temperature goes below 50 degrees, and the larvicide spraying will start up after the holidays.

A Proposal Summary will also be submitted to the Board for restocking fish into our lakes. Dave will be meeting with the Lakes Committee early next year to consider building fish habitats out of PVC pipe so that these bait fish have somewhere to hide.

COMMUNICATIONS – Betty Ingerson

Betty noted that there were no CIN messages sent out this month. Betty also met with Paula Short to understand her process in getting the Heron Herald ready for print. A discussion was held on the \$1,200 cost of our website as well as the possibility of charging the BSM for advertising in our Heron Herald. Paula & Louise will meet with Section 22 to discuss possibly putting articles into the Beacon.

Betty mentioned use of the on-line Survey Monkey to obtain input and opinions of property owners regarding communications, socialization and long-range planning. She will get additional information and report back to the Board.

BEAUTIFICATION AND ENHANCEMENT – Ron Suci

Ron submitted a Proposal Summary to raise the existing landscaping beds on both sides of the Rio Togas entrance to the park to enhance and shield the adjacent properties. The estimated cost for this project is \$3,300 as quoted by Mike Tumpson. Rick Mathis made a motion to approve this Proposal Summary for \$3,300 with Bob Reichert seconding the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

Ron reported that Karen Bishop will continue to chair the Holiday Decorating Committee. The royal palms at the Peppercorn roundabout, two royals at the Saragossa roundabout, and three royals at the front entrance were all decorated with lights for the holidays. Of the three bidders that were solicited to install and take down these lights, Mike Tumpson won the bid. They were not put up properly, therefore, Joe Schiro was contacted to redo them (there was no charge for this service). These lights and decorations will be taken down after the New Year.

ARCHITECTURAL REVIEW – Betty Ingerson

Betty stated that ARC recommends approval of three (3) projects. Dave Evans motioned to approve a well installation at 16889 San Edmundo Road, exterior paint and trim project at 17188 Cape Horn Blvd. and a 4-ft. fence installation at 16889 San Edmundo Road. Rick Mathis seconded the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

Bob Reichert brought up the fact that the new homeowners at 24036 Peppercorn Road had palm trees planted in the greenbelt area next to their home. The “finger” located next to the greenbelt area has drifted closer to the new homeowner’s property causing difficulty in maintaining the greenbelt. Banks Engineering will be completing a survey of this area to see if the finger can be moved. This issue is tabled until the next meeting.

The remaining items on the report were reviewed.

Two companies have requested waivers for the Escrow Deposits: Harden & Duke Custom Homes & D.R. Horton Builders. Harden & Duke would like to build multiple “spec” homes in our community and, therefore, are requesting a waiver. After discussion, the Board decided not to waive the Escrow Deposit requirement. Betty Ingerson made a motion that Escrow Deposit not be waived and Rick Mathis seconded the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

D.R. Horton Builders have bypassed our association and acquired a building permit to build on Naiad Court. We have not received a building packet nor Escrow Deposit for this build. The builder refuses to put down the deposit and suggested the homeowner put up the Escrow. Dave Evans made a motion that we write to the builder requiring them to submit plans and escrow or a stop work order will be obtained through our attorney. Ron Suci seconded the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

ARC met and revised the existing form for Exterior Paint & Trim and Roof changes to include Driveway changes as well. Driveway changes require a \$500 clean site deposit. Rick Mathis made a motion to include the driveway changes and a clean site deposit with Gerry Laxton seconding the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

COMMUNITY STANDARDS – Gerry Laxton

The report was reviewed and several properties were discussed.

COUNTY RELATED ITEMS – Rick Mathis

SCCC - Rick recommended that Don McCormick, former president of SCCC, speak at the next Board Meeting on “sheet flow” and the flooding area between 75 and 41 due to the construction. This flooding will affect our area. Rick to set this meeting up.

MSBU – Sandy stated that the last MSBU meeting was held December 5th at Public Works. They discussed the recent hurricane debris pick up by the Association contract as well as the damage done to Bear Branch Creek and Hog Creek. Pictures will be sent to Public Works for reimbursement consideration from FEMA. Drainage requests were submitted to Public Works for review and future action. We also asked the County to explain the 2009 rate resolution, which dropped the maximum figure of \$356.46 down to \$279.75. The current MSBU non-ad valorem tax figure is now \$297.83.

MSBU meetings for 2018 are scheduled for February 20, May 1, August 7 and December 4, 2018.

Regarding the front entrance changes and moving the center island back 23 feet, it has been delayed due to Hurricane Irma. This is now scheduled to be started in 2-3 weeks.

MISCELLANEOUS ITEMS

Betty Ingerson has volunteered to be the “Sticker Committee” liaison. Members for this committee include Eric Sauer and Jack Vogel. These stickers are being developed to register residents with a numbered sticker on their car to show that they belong in our community. There is money in the budget to hire an off-duty police officer @ \$45 per hour to patrol the community as well.

Gerry thanked the Holiday Committee for putting together a wonderful Christmas Party this year.

NEW BUSINESS

Gerry Laxton asked the Board to remain after the meeting.

ADJOURNMENT

Ron Suci made a motion to adjourn the meeting at 5:20 pm with Betty Ingerson seconding the motion. ***The motion was passed with Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

OPEN FORUM

Someone from audience asked if the Thompson’s received their letter to remove their fence. Sandy stated that they have 30 days to remove it per the letter from our attorney.

Respectfully submitted,



Deanna Williams, Assistant
To the Board of Directors

The next meeting for the Board of Directors will be held on January 9, 2018 at 3:00 pm in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing).