

**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 11, 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 7/7/17 online and at the kiosk in the park. In addition, notification signs were placed at the four entrances into Burnt Store Lakes on 7/7/17. 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 Joyce Punt, Directors at Large. Bob Lilley was absent. A quorum was present.

David Kennedy from Olin Hill & Associates was asked to attend our Board Meeting today to speak on adding additional Worker's Compensation insurance to cover volunteers working in our community. He suggested we increase our Worker's Compensation for the volunteers and/or increase our accident policy. The Board thanked Mr. Kennedy for his time and will take his suggestions into consideration.

PUBLIC INPUT

There were 13 property owners in attendance – Ella Wrzesinski, Vic Kapcsos, Chris Peabody, Stacy Webert, Kate Ihrig, Rich Elders, Bill Welsch, Sharon & Brian Goodall, Ed Morris, Charlene Laxton, and Elaina & Charles Hudson. 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. Bill Welsch asked to speak on #14 Communications and #18 MSBU and Elaina Hudson asked to speak on #18 MSBU.

DISPOSITION OF MINUTES – Rob Hancik

Rob Hancik stated that the Minutes of the June 13, 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, Bob Reichert motioned to approve the June 13, 2017 Minutes with Joyce Punt seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

TREASURER'S REPORT – Bob Reichert

Bob Reichert noted that the current total cash is \$656,803.74. The operating expenses for June 2017 were approximately \$13,660 less than May. The \$52,398 expenses were normal for the ninth month into the fiscal year. Major expenses included payments for June mowing (\$12,196), Clarke midge fly spraying (\$10,512), Lake Maintenance (\$5,275), Legal Expenses (\$13,722), and Beautification (\$3,400).

The reserve expenditures totaling \$12,601 was \$7,400 for the Lake Finger Drainage Project, and \$5,201 for Swale Sod, Rubber Mulch, Sunland Paving, and Terra Landscaping.

The amount of cash received in June was approximately \$4,600 less than May. Accounts receivable ending June 30, 2017 was \$2,926 less than May.

The current collection rate for the end of June 2017 is 96.1%, compared to 96.1% ending June 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 is a total of 80 property owners out of 2066 billed that have not paid their assessment for 2016-2017. Liens were filed on all past due accounts. Gerry Laxton made a motion to approve the June 2017 Treasurer's Report and send it forward for audit, with Joyce Punt seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

OLD BUSINESS

MANAGER'S REPORT – Sandy Funk

Foreclosure Sale: Block 918, Lot 26 on Comingo – The Association was the successful bidder at the sale on Friday, July 7, 2017. The judgment was for \$12,969.86, which included past due assessments and legal fees. However, there are some residual legal fees for approximately \$1,000. There was no mortgage attached to the property, but there are outstanding taxes from 2014-2016 due the County. We have requested a check in the amount of \$1,024.16 to pay these taxes. There is **\$15,000** into this property. A selling price needs to be determined by the Board. This property is in an out of the way location in the Lakes, so we must advertise it.

After discussion, the Board decided to sell this property for \$16,000. Joyce Punt motioned to sell the lot on Comingo for \$16,000 with Bob Reichert seconding. ***The motion was passed with Hancik, Reichert, Mathis, Laxton and Punt voting aye.*** Karen Bishop opposed.

2017/2018 Budget Preparation: The first Budget meeting was held on July 6th. Changes were suggested and a second meeting has been scheduled for Wednesday, July 12th at 3:30pm.

Annual Meeting Picnic: Deanna presented the information for McCurdy's BBQ and Catering to the Board as they do a complete setup, serve and cleanup. The price would be \$20.00 per person. There was a discussion about what the price would be for each resident that came to the picnic, and it was decided to charge \$7.50 per person with the Association picking up the balance. Bob Reichert made a motion to have McCurdy's BBQ and Catering cater the Annual Meeting Picnic on October 14, 2017, with Gerry Laxton seconding the motion. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

Sandy had given the Board members Geoff Lorah's opinion regarding having an audit this year, and it was decided to leave the choice up to the membership.

LONG RANGE PLANNING – Karen Bishop

Landscaping at the driveway to the park has been completed by the landscaper. The price had been reduced by \$800, as no sod was provided. Our team members will lay the remaining mulch and complete the edging on the project. It was decided to use that \$800 on buying additional mulch for the plantings area and let the grass grown on its own as the sod is not available now for purchase due to all the rain.

Pavers for the park have been ordered and will be installed by the end of August.

Vic Kapcsos will provide pricing for the storage building and for the shell road that needs repair from the entrance of the maintenance road off of Burnt Store Road. This information will be needed for next year's budget.

SAFETY & PREPAREDNESS – Rick Mathis

Nothing to report.

PARK STATUS – Rick Mathis

Rick reported that the grass in the park needs to be cut. Gerry will make a call to Andy Suglio and remind him to cut the grass.

MECHANICAL AND MAINTENANCE – Gerry Laxton

Gerry reported that his budget for Mechanical and Maintenance has been completed. He is also continuing to do maintenance on all BSLPOA equipment.

All bids have been received, and Gerry went over mowing and landscaping contracts with prospective bidders and the areas that are to be covered.

Mowing Contract:

All Lots Bushhogging - \$13,070 per mowing x 8 = \$104,560

Premier Landscape - \$13,943 per mowing x 8 = \$111,544

BrightView Landscape - \$12,700 per mowing x 8 = \$101,600

Landscaping Contract:

A&L Landscaping - \$3,481 per month = \$41,772 per year

DeSoto Freedom Lawn - \$3,100 per month = \$37,200 per year

Mario's Lawn & Tree - \$3,200 per month = \$38,400 per year

Premier Landscaping - \$2,909 per month = \$34,908 per year

After a review of the bids by the Board, it was decided to award a two-year mowing contract to BrightView Landscape. Karen Bishop made a motion with Bob Reichert seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.*** Bob Reichert made the motion to award the Landscaping contract to Mario's Lawn & Tree, with Joyce Punt seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

Gerry mentioned that he would like to see a bid go out for Pepper tree removal. Currently, this is being done by volunteers in our community. The Board will consider this when preparing the new budget.

DRAINAGE – Bob Reichert

Bob stated that all the swales are working well and has a slide presentation of the swales at the end of the meeting. He also reported that due to rain and moisture levels, removal of dirt piles and trees cannot be done at this time.

It was noticed that three of our swales are higher than the ones the County recently worked on. Bob Crawford, from C & J Excavating, will be regrading these swales.

LAKES WATER QUALITY – Bob Lilley

No report.

COMMUNICATIONS – Karen Bishop

No report.

A few residents expressed their concerns with the proposed MSBU tax increase to pave the roads in 2024, and a lengthy discussion ensued.

BEAUTIFICATION & ENHANCEMENT – Joyce Punt

Joyce reported that the B & E Committee voted on the following issues:

- 1) To use the remaining balance of their budget to enhance the landscaping at front entrance, and to clean and paint the front sign. Joyce recommends this be put off until next year
- 2) Enhance roundabouts next year
- 3) Replace plantings at the porkchops
- 4) Enhance plantings at kayak launch with succulents
- 5) Adding crotons at the park

All of these projects are being tabled at this time.

ARCHITECTURAL REVIEW – Karen Bishop

The Architectural Review committee recommends approval of the following projects: 1) New construction at 16173 Limegrove Court, 2) New construction at 24333 Rio Togas Road, 3) Driveway & walkway expansion at 17405 Isaac Lane, 4) Vinyl enclosure shield at 24203 Savory Lane and 5) a new pool construction at 16615 Acapulco Road. Joyce Punt made a motion to approve the above listed projects, with Bob Reichert seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

COMMUNITY STANDARDS

There have been no changes to the report due to the County water restrictions put in place until August 1, 2017.

COUNTY RELATED ITEMS

SCCC – Nothing to report.

MSBU – A special MSBU meeting was held regarding the County mailing the tax increase notice out to the community before the Advisory Board could notify its members of the proposed road paving in 2024.

MISCELLANEOUS ITEMS

Kate Ihrig mentioned that the yield sign at Cape Horn and Peppercorn was knocked down and removed, but not replaced yet.

NEW BUSINESS

There has been a recommendation to have each committee create a job description to describe duties and keep track of expenditures.

ADJOURNMENT

Gerry Laxton made a motion to adjourn the meeting at 5:15pm, with Joyce Punt seconding. ***The motion was passed with Hancik, Bishop, Reichert, Mathis, Laxton and Punt voting aye.***

OPEN FORUM

Bob Reichert reported that the County crews will be here on Thursday to replace sod in the empty swales. Bob did a slide presentation on the condition and enhancement of the swales in the community.

A resident mentioned that there is a problem with the power grid on Watchtower Lane. FP & L will be contacted to see if the problem can be resolved.

Respectfully submitted,

Deanna Williams

Deanna Williams, Assistant
To the Board of Directors

The next meeting for the Board of Directors will be held on August 8, 2017 at 3:00 p.m. in the BSLPOA Community Center @ Turtle Crossing, 16500 Burnt Store Road, Unit 101, Punta Gorda, FL 33955