

**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**

FEBRUARY 13, 2018

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 2/9/18 online and at the kiosk in the park. In addition, notification signs were placed at the four entrances into Burnt Store Lakes on 2/9/18. Postings met the guidelines as set forth in the By-Laws. Sandy Funk, Secretary, took the roll call: Present were Rob Hancik, President; Gerry Laxton, Vice President; Bob Reichert, Treasurer; Rick Mathis, Dave Evans, Betty Ingerson and Ron Suciu, Directors at Large. A quorum was present.

PUBLIC INPUT

There were 12 property owners in attendance – Charlene Laxton, Edwin Morris, Vickey Clawson, Colleen Wilson, Paula Short, Bill Giandonato, Chris Peabody, Jay Day, Vic Kapcsos, Stacy & Ken Roberts and Mary Jane Kamper. 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 January 9, 2018 Board Meeting and the Annual Meeting held last October 14, 2017 were sent to all Board members electronically. Rob asked if there were any additions or corrections to either of the Minutes. There being no corrections or additions, Rick Mathis motioned to approve the January 9, 2018 Minutes with Gerry Laxton seconding and Bob Reichert motioned to approve the Annual Meeting Minutes with Dave Evans seconding the motion. ***The motions were passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

Rob then asked if there were any corrections to be made to the Special Meeting minutes held on Membership I.D.'s held on January 30, 2018. There being none, Bob Reichert made the motion to approve these minutes with Betty Ingerson seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

TREASURER'S REPORT – Bob Reichert

The operating expenses for January 2018 were approximately \$50,457 more than December. The \$80,025 expenses were higher than normal for the fourth month of the fiscal year due to insurance premiums, accounting (review vs audit), drainage work, major mowing, special swale mowing, and extensive tree trimming work.

The \$16,786 reserve expense was for the down payment on the new storage building. There were no returned checks for dinner dance disbursements for January.

The amount of cash received in January was approximately \$70,479, which was \$48,257 less than December. We received \$63,978 in assessments, \$6,120 in Administration receipts, \$359 in interest income and \$22 in miscellaneous receipts. Accounts receivable ending January 31, 2018 was \$172,159, which is \$61,057 less than December. This decrease is due to receipt of assessments from the 2017/2018 billing.

The current collection rate for the end of January 2018 was 86.9%. The collection rate for January 2017 was 85.5%. *(The collection rate is based on actual assessments and not 2 or more years in arrears plus interest and filing fees, or those on payment plans.)* There are a total of 269 property owners out of 2066 billed that have not paid their assessment for 2017/2018. Rob noted that the financial statements for the 2016/2017 fiscal year were audited by a separate accounting firm (Summers, Westby & Schiller) and they were not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. Rick Mathis made a motion to approve the January 9th, 2018 Treasurer's Report and send it forward for audit, with Bob Reichert seconding. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

Note: Second billing giving 45-day notice to lien placement was mailed to all those with outstanding balances the week of February 5th.

OLD BUSINESS

MANAGER'S REPORT – Sandy Funk

Tax Sale Property: Block 831, Lot 24 on San Edmundo, previously owned by Barry & Mark Burkholder, was sold at tax sale on December 20, 2016. The surplus funds, after the taxes were satisfied, were \$14,627. Since the Association had a lien against the property for unpaid assessments in the amount of \$5,083, a claim was submitted to the County. The Burkholder's filed suit to claim the entire \$14,627. A court hearing was held on February 2,

2018, at which time the judge ordered the Clerk of Courts to disperse Interpleader Funds in the amount of \$7,968.36 to the Association (\$5,083 in owed assessments plus \$2,885 in attorney's fees).

By-Laws – Rewrite: A copy of the second revision of the By-Laws was given to our Attorney with corrections/additions and questions. We are waiting for response. A meeting date will be scheduled to start reviewing the Deed Restrictions re-write from the attorney.

Possible Security Issue: Behind Stork Lake in the vicinity of Acapulco, property owners were concerned about 3 vehicles sitting in the wooded area and open space apparently peering at the rear of houses on Acapulco: a yellow/black jeep (Ron Suciu's vehicle looking at the tree cutting area), a black SUV in the open space in the afternoon, and a small white compact car with 2 young men on the weekend. A possible solution would be to ask the sheriff's department to do periodic patrols.

Office Closure: The office staff requested to close the office on Monday, February 19th for President's Day and was given the okay by the Board.

LONG RANGE PLANNING – Ron Suciu

Ron stated that the contract was signed for the new storage building in the Park. Delivery of the building is scheduled for April 30th.

SAFETY & PREPAREDNESS – Rick Mathis

Nothing to report.

PARK STATUS – Rick Mathis

Rick reported on the following: there is now a working irrigation pump and hose in the Park; 138 people turned out for last Sunday's Potluck, and he noted that the Park is, indeed, being used by our residents.

Rick noted that there are tree limbs hanging over the pavers and need to be removed.

MECHANICAL & MAINTENANCE – Gerry Laxton

Gerry met with Bright View Mowers to show them the areas that were missed, and also added some additional mowing with no extra cost to the Association. Gerry also met with Mario's Tree & Landscaping to discuss a few concerns. He will be trimming the

Washingtonians and adding mulch to the Roundabouts. Mario also will be made aware that he must trim and fertilize the 30 queen palms in the park.

Gerry repaired a broken water spigot at the Saragossa roundabout caused by a Royal Palm frond that fell.

DRAINAGE – Bob Reichert

Rob Hancik reported that there are still some major issues with Hog Creek. South Charlotte Storm Water Utility Unit Fund #1187, has approximately \$3,000,000 in this fund. We all pay assessments into this fund through our taxes. This might be a good source of money to clean up Bear Branch Creek and Hog Creek. We will be looking into this further.

For the Proposal Summaries submitted on the drainage work, some of which have already been completed, the total comes to approximately \$33,500. Bob Reichert made a motion for the expenditure not to exceed \$33,500 on drainage and swale work with Gerry Laxton seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciú voting aye.***

Bob also submitted a Sod and Watering of New Swales Proposal that compares the cost of watering Hydro-seed versus Sod. Both need to be watered for four weeks, but the cost is more for sod than hydro-seed.

Rick Mathis made a motion to approve the proposal with Ron Suciú seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciú voting aye.***

LAKES WATER QUALITY – Dave Evans

Dave submitted two Proposal Summaries for approval: the first one is based on Serge Thomas' evaluation of the different lakes in our community to increase aeration in Kingfisher, Osprey and Ibis lakes. Kingfisher will be provided with a new compressor, tubing and three additional diffusers; Osprey will receive a new compressor, tubing and five new diffusers. Ibis will only require tubing and two diffusers. The total cost will be \$19,135.92. Dave made a motion to approve this expenditure of \$19,135.92 with Gerry Laxton seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciú voting aye.***

The second proposal submitted is for fish habitat construction totaling \$1,000. The Lakes Committee will be building these 15 habitats themselves, with materials costing approximately \$60 per unit. Dave made a motion to approve this expenditure of \$1,000

with Rick Mathis seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciú voting aye.***

The Lakes Committee met with Eric Mannisto of Superior Waterway and will be reinstating the Littoral Restoration Program. The plants will be approximately \$1.00 a piece, with Eric recommending which plants each individual's shoreline would need. Residents must sign up at the office for this program, and Eric will meet with them to discuss their needs.

Dave reported that there will be ULV spraying on Monday and Wednesday evenings weather permitting. The monthly Larvicide application of all the lakes was performed for January and the Ibis islands were treated with a Herbicide for vines on three separate days in January.

COMMUNICATIONS – Betty Ingerson

Betty reported that there were 4 CIN messages sent out in January and the deadline for article submissions for the April Heron Herald is March 9th.

The Welcoming Committee is hosting a Welcome Social Hour on March 6th from 4-6pm in the BSLPOA Community Room. All Board Members and new residents are encouraged to attend.

A Valentine's Day Potluck was held on February 11th in the Park. The Potluck Committee was acknowledged for all their hard work.

Betty read out loud the proposed questions for the March Community Survey and the Board approved them to be sent out to the community via Survey Monkey in early March.

BEAUTIFICATION & ENHANCEMENT – Ron Suciú

Ron reported that there was a meeting held in January, which mainly served as an orientation for him. They discussed various plantings for the Roundabouts, the Kayak Launch area, the front entrance landscaping and finance.

Ron mentioned that his current committee budget is \$19,000 of which \$4,000 was dedicated to the Holiday Decorating Committee. The preliminary expenditure for the revamping of Vincent Avenue entrance is estimated at \$5,525. Further discussions are needed for enhancement of the Roundabouts, Main Entrance, Kayak Launch area, etc.

ARCHITECTURAL REVIEW – Betty Ingerson

The Architectural Review Committee recommends approval of the following projects: Exterior Paint & Trim @ 17272 Cape Horn Blvd, 16685 Acapulco Road, and 24501 Vienison Lane; a fence Installation @ 17135 Sarong Lane; a Lanai extension & concrete pad addition; and new pool installation at 16396 Perico Way; and new home construction projects at 17271 Naiad Court, 24273 Toth Lane (\$10,000 Escrow submitted after this meeting), 24335 Saragossa Lane and 17138 Anthem Lane (pending submission of \$10,000 Escrow). Betty Ingerson made a motion to approve the 10 projects with Dave Evans seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

Betty stated that there is a new member to the committee, Charlene Laxton, replacing Andrea Millerschoen, who resigned.

COMMUNITY STANDARDS

The report was reviewed and several properties were discussed.

COUNTY RELATED ITEMS

SCCC – Rick Mathis

No Report

MSBU – Rob Hancik

There is no meeting until next week.

MISCELLANEOUS ITEMS

NEW BUSINESS

Rick will be putting lights and tags on the Association's trailer.

ADJOURN MEETING

Gerry Laxton made a motion to adjourn the meeting at 5:30 p.m. with Betty Ingerson seconding the motion. ***The motion was passed with Hancik, Laxton, Mathis, Evans, Ingerson and Suciu voting aye.***

OPEN FORUM

Ron Kent asked when the new signs purchased for the community were going to be installed. Bob Reichert is to meet with Chris Peabody on finalizing the locations and installation.

Bill Giandonato mentioned that DM Dean must remove any trees that he has pushed into the mangroves.

Respectfully submitted,

Deanna Williams

Deanna Williams, Assistant
To the Board of Directors

The next meeting for the Board of Directors will be held on March 13, 2018 at 3:00 pm in the BSLPOA Conference Room located at 16500 Burnt Store Road, Unit #102, Punta Gorda, FL 33955 (Turtle Crossing).