

**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**

**JANUARY 9, 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 1/7/18 online and at the kiosk in the park. In addition, notification signs were placed at the four entrances into Burnt Store Lakes on 1/7/18. 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 17 property owners in attendance – Charlene Laxton, Edwin Morris, Vickey Clawson, Colleen Wilson, Sharon Columbo-Goodall, Eric Sauer, Fred Boland, Paula Short, Bill Giandonato, Peter Smith, Mary Ellen Kiss, Chris Peabody, Jay Day, Scott & Clara Pitser, Rich Elders 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. Jay Day asked to speak on #10, Mechanical & Maintenance.

**DISPOSITION OF MINUTES – Rob Hancik**

Rob Hancik stated that the Minutes of the December 12, 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 December 12, 2017 Minutes with Rick Mathis seconding. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

**TREASURER'S REPORT – Bob Reichert**

The operating expenses for December 2017 were approximately \$5,624 less than November. The \$40,108 expenses were normal for the third month of the fiscal year.

There were no reserve expenses for December. Dinner dance disbursements were \$5,051.84. Returned checks totaled \$1,194. Contact was made with these property owners to reissue funds including a \$25 returned check fee.

The amount of cash received in December was approximately \$118,737, which was \$273,518 less than November. We received \$115,522 in assessments, \$2,105 in Administration receipts, \$308 in interest income and \$802 in Dinner Dance receipts. Accounts receivable ending December 31, 2017 was \$233,216, which is \$109,627 less than November. This decrease is due to receipt of assessments from the 2017/2018 billing.

The current collection rate for the end of December 2017 was 79.6%. The collection rate for December 2016 was 81.3%. *(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 422 property owners out of 2066 billed that have not paid their assessment for 2017/2018. Rick Mathis made a motion to approve the December 2017 Treasurer's Report and send it forward for audit, with Betty Ingerson seconding. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

## **OLD BUSINESS**

### **MANAGER'S REPORT – Sandy Funk**

Sandy relayed the information she found on Comcast versus Century Link for our phone/internet/tv bundle. After negotiating the terms of the new contract, we were able to reduce the billing down to \$238 per month, which is an \$84.00 per month reduction.

### **LONG RANGE PLANNING – Ron Suciu**

Ron reviewed a Proposal Summary on the new storage building in the park. There are still some additional costs to be provided and evaluated before submission. The LRP committee will be reviewing all the information gathered to give an update to the Board.

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

Rick noted that there is a fire hazard on a vacant lot behind a house on the corner of Cape Horn Blvd. and Vincent Avenue. A letter will be sent to the home owner to have this lot cleared of debris or Association will have it cleaned and cost will be applied to the homeowners account. We will get two estimates on the cost of this job.

### **PARK STATIS – Rick Mathis**

Rick stated that the park is prepared for this week's Potluck on Sunday. Rob asked about the status of the speaker system installation. Sandy will get the previously gathered information from Vic Kapcsos.

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

Gerry reported that the light fixtures located at Saragossa and Peppercorn roundabouts were cleaned and repaired. He replaced 53 incandescent bulbs with LED 11 watt bulbs, which should last much longer.

The greenbelt mowing will start Thursday, January 11, 2018. Jay Day commented on the missed month of mowing due to Hurricane Irma pickup. Gerry noted that that month's mowing was being carried over to the following month at our direction.

SWFWMD is asking that residents skip one week or more of watering during the cooler months of January and February.

### **DRAINAGE – Bob Reichert**

Bob relayed that the 18 new "No Trespassing/Private Property" signs were ordered and received. He is asking for two volunteers to help with relocating and installing the new signage.

Bob asked the County Commissioners at the meeting to reimburse the Association for the damage done to Bear Branch Creek by the County and State of Florida as a result of Burnt Store Road widening. Commissioner Dougherty is looking at the situation. Bob submitted a Proposal Summary for this work totaling \$21,290 out of his \$180,000 annual budget. Rick Mathis made a motion to approve this amount for the repair of Bear Branch Creek with Dave Evans seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suci voting aye.***

Swale repair should start this week.

### **LAKES WATER QUALITY – Dave Evans**

Dave reported on the following: There is one compressor on Osprey Lake that is being replaced at a cost of \$745.00 and another compressor is not working on Heron Lake, but is under warranty and will be replaced at no cost to us. There has only been one ULV spraying in the month of December due to wind and temperature restrictions; the larvicide spraying will resume in January; and Ibis Lake was treated for vines on January 5<sup>th</sup>.

The Lakes Committee met on January 5<sup>th</sup> to discuss littorals, fish stocking, fish habitats and the FGCU study. Littorals will be the focus for now along with fish habitats. Once these have been established, we will start the fish restocking. At our next meeting on February 6<sup>th</sup>, Superior Waterway Services will give us pricing and recommendations for littorals.

The program for residents to pay our contractor to have their shorelines planted will be reinstated.

Dr. Serge Thomas will be giving a presentation on the final report of the lakes study that he conducted. The presentation will be given on January 17, 2018 at 3:00pm in the Community Room and is open to all residents.

#### **COMMUNICATIONS – Betty Ingerson**

Betty relayed that the deadline for getting articles into March's Heron Herald is January 11<sup>th</sup>. No CIN messages were sent out in December. All 2018 Resident Directory Forms must be submitted by January 31<sup>st</sup> to make the 2018 Directory. We are looking into accessing the directory from our website [www.bslpoa.org](http://www.bslpoa.org).

The subject of sending out survey(s) to the community on various topics via Survey Monkey was brought up. Betty, Colleen Wilson and Mary Ellen Kiss will get together to come up with questions for the survey.

#### **BEAUTIFICATION & ENHANCEMENT – Ron Suciu**

Ron stated that he had his first meeting with the Beautification Committee and met all the members. The members of this committee discussed the roundabouts and pork chops and how our landscaping contractor was not maintaining these areas.

Ron submitted a Proposal Summary for trimming and shaping the trees on the east and west shoreline of Stork Lake and to also remove branches currently in the lake. Ron Suciu made a motion to approve the Proposal Summary for \$1700.00, with Rick Mathis seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

It was determined that 4 pallets of sod are still needed to complete the landscaping project at the entrance to the park. Ron Suciu made the motion to add \$600 to pay for the sod with Rick Mathis seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

#### **ARCHITECTURAL REVIEW COMMITTEE – Betty Ingerson**

The Architectural Review Committee recommends approval of the following projects: Exterior Paint & Trim @ 17200 Nile Court, 24130 Vincent Avenue, 24074 Cedar Rapids Road, and 17492 Vellum Circle; Paver Driveway Installation @ 24500 Cabana Road and 24470 Cabana Road; and new home construction at 17103 Cape Horn Blvd. Rick Mathis made a

motion to approve the 7 projects with Bob Reichert seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

Under “Projects Needing Final ARC Inspection”, the landscaper for the house being built on Peppercorn Road has planted four Royal Palms in the greenbelt next to the house which must be moved. Bob Reichert will notify the homeowner to have these trees moved. Gerry Laxton made a motion that the homeowner must move the four Royal Palms out of the greenbelt onto his property, with Rick Mathis seconding the motion. ***The motion was passed with Hancik, Laxton, Mathis, Evans, Ingerson and Suciu voting aye. Bob Reichert voted nay.***

## **COUNTY RELATED ITEMS**

### **SCCC – Rick Mathis**

No Report

### **MSBU – Rob Hancik**

Rob Hancik received an email from Public Works stating that they would begin construction on the front entrance in three weeks. A follow-up email was sent asking for an update.

## **MISCELLANEOUS ITEMS**

### **NEW BUSINESS**

Eric Sauer gave a presentation on Identification/Vehicle stickers for BSL Property Owners. The idea is to be able to identify BSL residents from those that do not belong in our community. The Lakes & Kayak Launch Committee would like to see this program implemented by March 2018.

Rob stated that the Board of Directors and the above committee will have a workshop after reviewing all the documents and have a recommendation prior to the next board meeting.

## **ADJOURN MEETING**

Bob Reichert made a motion to adjourn the meeting at 5:05 p.m. with Ron Suciu seconding the motion. ***The motion was passed with Hancik, Laxton, Reichert, Mathis, Evans, Ingerson and Suciu voting aye.***

**OPEN FORUM**

Ed Morris commented asked if there needs to be approval for the color of shutters or screens. The answer was no.

Respectfully submitted,

*Deanna Williams*

Deanna Williams, Assistant  
To the Board of Directors

The next meeting for the Board of Directors will be held on February 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).