

**BURNT STORE LAKES PROPERTY OWNER'S ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING  
HELD IN THE BURNT STORE LAKES POA CONFERENCE ROOM  
100 MADRID BLVD., UNIT #212, PUNTA GORDA, FL 33950**

**April 14, 2009**

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

Jim Brown, President called the meeting to order at 6:00 p.m. Secretary, Sandy Funk, announced that the Meeting Notice and Agenda were both posted on Friday, April 10, 2009. Both postings meet the guidelines as set forth in the By-Laws. Sandy took roll call of the Board members as follows: Jim Brown, President; Rob Hancik, Vice President; Jim Thiel, Treasurer; Fred Boland, Bob Lilley and Marion Jinkens, and Scott Pitser, Directors at Large were present.

**Public Input:** Rick Mathis was present (no comments).

**DISPOSITION OF MINUTES**

Jim asked if there were any corrections or additions to the Minutes of the regularly scheduled Board Meeting held on March 10, 2009. There being none, the Board members present accepted the March 10, 2009 Minutes by unanimous consent.

**TREASURER'S REPORT – Jim Thiel**

Jim Thiel reported that our cash position as of 3/1/09 was \$564,104.89. Cash received for the month ending 3/31/09 was \$29,331.40 (includes \$2,235.12 interest earned) and total disbursements were \$55,254.28. Jim reported that our monthly expenses are usually around \$30,000; however, we dispersed monies for the Cape Horn entrance sign (\$22,000) and a quarterly office rent at \$4,000 in March in addition to our regular expenses. Assessments receivable were \$93,386.09 (includes prior years not collected). Our cash position ending 3/31/09 is \$538,182.01. Jim stated that at the end of March the Wachovia balance was \$1,117.19. As soon as the last outstanding check clears, the Wachovia account will be closed out. The Dinner Dance account at Wachovia was transferred to Regions. Jim asked if there were any comments on the financial report. There being none, Bob Lilley motioned that we approve the Financial Statements and send forward for audit. Marion Jinkens seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

**Budget Input for 2009-2010 Fiscal Year:** Jim stated that since there will be many Board members on vacation during the month of August (when the Board usually adopts the budget for presentation at the Annual Meeting), he requested that everyone submit their budget information as soon as possible. We will move the budget process up a month (July approval). Due to the anticipated absences, it was discussed to adjust the dates of the July and August Board Meetings. Actual changes will be discussed at the May Board meeting.

**OLD BUSINESS:****DIRECTORS REPORTS:****SAFETY & PREPAREDNESS –Fred Boland**

Fred Boland reported that the Community Watch met for a short meeting on April 7<sup>th</sup>. Their next meeting is scheduled for May 5<sup>th</sup> at 6:00 p.m. in the Park. Fred stated that Helen Krueger has agreed to coordinate a list of those people who are trained in emergency assistance, i.e., nursing, EMT, CPR, generators, etc. A CIN message requesting this information was sent out today.

**MECHANICAL & MAINTENANCE – Scott Pitser & Bob Lilley**

**San Edmundo Greenbelt – Johnson Engineering:** Johnson Engineering finished their preparation of the revised submission of application and RAI to DEP based on a meeting we had with them a few weeks ago. They were waiting for Mr. Pears to submit wetland delineation, maps, topographical info, etc., which he later indicated he was not going to supply to the DEP. The documents will be hand delivered to the DEP tomorrow (4/15/09). The DEP has 45 days to review the application from the date of submission.

**Bear Branch Creek (East) Greenbelt:** Bob Lilley reported that contractor (Blue Mule) has completed the work in the greenbelt areas on both sides of Bear Branch Creek (BBC) from Cape Horn to Stork Lake (near the Park). Bob also had Blue Mule straighten out the curve in the road as you enter through the gate to the Park. Cost was \$1,600. He also indicated that telephone/electric poles could be utilized as a landscaping feature around the center of the filled in area. Bob is in the process of obtaining quotes to clean up the west side of Cape Horn along both sides of BBC. Bob motioned to approve not to exceed \$7,000 for the work on the west side of BBC with Fred Boland seconding. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

Bob then outlined a request to continue clean up inside the park area (trim cabbage palms, remove tree vines that endanger the health of the palms and oaks, cut underbrush, etc.). Funds for this work may be expended out of the general repairs and maintenance line of the budget. Jim Brown stipulated that we obtain the usual guarantee of satisfactory completion of the work.

**LONG RANGE PLANNING (LRP) – Jim Thiel**

Jim Thiel stated the Committee has been meeting on a regular basis and working on a mission statement. He stated there is some confusion among the members as to what the actual roles and responsibilities of the committee entail. He said that Sandy has agreed to attend the next meeting to give some guidance. Jim stated that LRP is basically a “think tank” to look at what are needs will be in the future—not tomorrow or the next day.

**LAKES QUALITY AND MAINTENANCE – Scott Pitser, Bob Lilley & Fred Boland**

Scottie reported that repairs were made to some of the aerators. The midge treatment was completed, however, Scottie stated that some aspects of the work (i.e., grid patterns) were not performed according to what was agreed to. Scottie discussed this with Aquatic Systems

to ensure that the work is completed in accordance with the contract—especially since the Association would like to repeat the treatment at the end of August/beginning of September. In the future, we will be notified of dates, times and locations of treatment(s) so that we can arrange to observe the application(s).

### **COMMUNICATIONS – Marion Jinkens**

Marion reported there were no Alerts or Grapevine messages during the period March 10 thru April 14. There were five CIN messages transmitted: Open House, Weekly Trash Removal, Neighborhood Watch Meeting Reminder, Safety & Preparedness Skills Assessment Survey, and Census Information.

The website was updated to reflect the new office location on our forms that can be downloaded from the website. Pictures of the directors will be added at a later date. Information for the new Directory is currently being reviewed and updated for a scheduled June printing (July distribution).

The next Newsletter is scheduled for publication/distribution in May. Articles have been received and it is now in its final stage of preparation for submission to the printer.

### **BEAUTIFICATION AND ENHANCEMENT (B&E) – Rob Hancik & Marion Jinkens**

Rob reported that the B&E Committee is in the process of preparing their list of items for inclusion in the 2009-2010 budget. At their last meeting they discussed the disposition of many of the trash receptacles throughout the community, in that many remain outside of garages, along the sides of houses, etc. A list of those abandoned homes where receptacles were delivered will be compiled and a request submitted to Waste Management to arrange for removal. A CIN message was sent regarding placement of the trashcans that also included instructions on how to request Waste Management to change out larger containers for a smaller size. The Board was clear in that the Deed Restrictions state that all garbage or trash containers must be placed so as not to be visible.

Discussion centered on the status of the Cape Horn Entranceway. Rob reported that the irrigation system was not included in the landscaping drawings that were submitted to us for approval. Contact was made with John Elias (DPW) regarding the lighting status as well as coordinating efforts with Gregg O'Connor (DPW landscaping/irrigation) in order to finalize the plans and drawings for submission to Purchasing for bidding purposes. Bob Lilley asked what the plan was for moving the existing landscaping at the existing sign in preparation for installation of the new sign from Images. B&E had contacted the landscaper who installed the plantings and proposed to place them in pots and hold them at his nursery until after the sign is installed at a cost of \$200. An alternative would be to place them in the newly created "circle" at the Park entrance.

### **COMMUNITY STANDARDS – All**

Various Deed Restriction issues were discussed—specifically the problem with trash receptacles. Jim Brown asked if office staff would contact our Community Policing Officer with Charlotte County for support in that the containers may be considered an "attractive nuisance". Fred inquired about the vegetation debris remaining on the backside of the lot (93809) adjacent to the house at 93810 Boca Vista. Discussion ensued on who put the

debris there and how to have it removed. No response has been received from the owner of the house. An alternative could be to spread the debris across the lot and mow it when the contractor comes in May to start the lot mowing; however, palm fronds and other vegetation may harm mowing equipment. Removal costs will be solicited and presented to the Board for consideration. Other items discussed were For Rent signs in windows, trucks with lettering in driveway, and some landscaping issues.

### **ARCHITECTURAL REVIEW – Fred Boland**

Fred reported that Mr. Rouke on Muscat is nearing completion of his pool and lanai addition. There was nothing else to report.

### **COUNTY RELATED ITEMS – Jim Brown & Rob Hancik**

**SCCC:** Jim reported that Commissioner Bob Starr was the guest speaker at their last meeting held on March 26<sup>th</sup>. Jim sent the Board a list of about six items that Bob Starr would like feedback on, some of which include: installing special windows, which would qualify for Federal grant money; contributions to Charlotte County charities (United Fund, etc.); \$219,000 for software for CCU to monitor pipes in the ground; purchase Rocky Creek Marina in Englewood, and Request for Proposal to privatize the Fire/EMS Departments and Jail. Discussion ensued on privatization of Fire/EMS services. Sandy asked if Jim ever received a response from Commissioner Dick Loftus regarding aerial (helicopter) spraying for mosquitoes. Jim has not received a response and will follow up via email. We also have not received any feedback from the County regarding the unfinished Sosa house on Peppercorn. Jim will contact Diane Gant's office and retrieve the informational notebook provided to them with the background over the past several years in an attempt to have the owner finish the house.

**MSBU Update:** Rob reported that at the last Advisory Board meeting, the 2009-2010 proposed budget was reviewed. A request was made to have Dawn Harrison research and get back to the Advisory Board on some questions regarding the amount to be in the non ad valorem MSBU tax bill for the new budget year. There is currently about a \$437,000 surplus in the MSBU (earmarked for future road paving). Dawn reported back that there will be a reduction in the tax amount next year and a copy of the adjusted budget with new figures will be forthcoming. It was also requested that the County separate Burnt Store Lakes, Pirate Harbor and Woodland Estates as stand alone MSBU's. She will make the request to the Commissioners, but thought it more feasible to possibly add Woodland Estates to Burnt Store Village and make BSL and Pirate Harbor separate MSBU's. Rob also requested a copy of the original MSBU Ordinance created by the County Commissioners to see what services the ordinance actually covers or includes, i.e., utilities. Fred briefly discussed the topic of underground electric.

### **MISCELLANEOUS ITEMS**

Scottie requested that the Board "think about" reconsidering the number of locations throughout the subdivision where permission to plant cattails could be granted. They have been proven beneficial but must be contained (since they are invasive).

**NEW BUSINESS**

None

**ADJOURN**

Jim Thiel made a motion to adjourn the meeting at 7:35 pm with Bob Lilley seconding. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

**OPEN FORUM**

Rick Mathis was in attendance but had no comments.

Respectively submitted,

Sandra Funk, Secretary  
To the Board of Directors

April 30, 2009

**Note:** The next regular meeting of the Board of Directors is scheduled for **Tuesday, May 12, 2009** at **6:00 p.m.**, in the Burnt Store Lakes POA Conference Room, at 100 Madrid Boulevard, Unit #212, Punta Gorda, FL.