

**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**

July 14, 2009

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Jim Brown, President called the meeting to order at 6:05 p.m. Secretary, Sandy Funk announced that the Meeting Notice and Agenda were both posted on Friday, July 10, 2009. Both postings meet the guidelines as set forth in the By-Laws. Sandy took roll call of the directors as follows: Jim Brown, President; Jim Thiel, Treasurer; Marion Jinkens and Fred Boland, Directors at Large, were present. Rob Hancik, Vice President, Bob Lilley and Scott Pitser, Directors at Large, were absent. A quorum of the Board was present.

Public Input: No one was in attendance at this time.

DISPOSITION OF MINUTES

Jim asked if there were any corrections or additions to the Minutes of the regularly scheduled Board of Directors meeting held on June 16, 2009. Jim stated that he recalled a motion being made regarding the Association contracting with a towing company for removal of unauthorized parked vehicles. Sandy noted it was agreed that office staff would research various towing companies and that no motion was made at the June meeting. There being no other comments, Marion Jinkens motioned and Jim Thiel seconded to accept the June 16, 2009 Board of Directors Minutes by unanimous consent.

TREASURER'S REPORT

Jim Thiel reported that our cash position as of 6/1/09 was \$477,874.81. Cash received in June was \$7,598.37, which included interest earned in the amount of \$1,800, and total disbursements for the month ending 6/30/09 were \$83,586.17. The cash position at the end of June was \$401,887.01. The total Assessments Receivable at month ending June 30, 2009 was \$77,839.40. Jim noted that expenditures were higher this month due in part to payment of the front entrance sign, masonry work, and Banks Engineering (partial) for the Park Master Plan. Sandy noted that she would contact Regions Bank to have them reverse the \$5 monthly fee on the Special Events checking account. Jim asked if there were any comments on the financial report. There being no comments, Jim Thiel moved and Fred Boland seconded that we approve the Financial Statements and send forward for audit.

2009-2010 Budget – Jim Thiel remarked that after several budget sessions, it was been determined that we are able to hold the annual dues at the same level as the current fiscal year at \$250.00. Jim Thiel moved to approve the proposed 2009-2010 fiscal year budget and letter of explanation for presentation to the membership and voting upon at the Annual Meeting on October 17, 2009, which calls for the annual assessment to

remain at \$250.00. Fred Boland seconded the motion. ***The motion unanimously passed with Brown, Thiel, Boland and Jinkens voting aye.***

OLD BUSINESS:

DIRECTOR REPORTS:

SAFETY & PREPAREDNESS – Fred Boland

The Neighborhood Watch monthly meeting was held on July 7th in the Park. Officer Robert Melendez attended and gave a report on suspicious activity in the Lakes. He also outlined the procedures for evicting tenants. The property owner through an attorney must initiate the process. Celeste reported that a resident on San Ciprian called the office the day after noticing suspicious activity (vehicle). The Board emphasized that such activity should be called into the Sheriff's office immediately rather than the BSLPOA office.

MECHANICAL & MAINTENANCE – Bob Lilley

In Bob's absence, Sandy reported that Bob Lilley received quotes to clean out the waterway from Stork Lake to Bear Branch Creek that he feels is necessary to enable the water to flow properly. After discussion, Jim Thiel motioned to award the work to BTR Excavating in the amount of \$1200.00, with Marion Jinkens seconding. ***The motion unanimously passed with Brown, Thiel, Boland and Jinkens voting aye.***

Sandy stated that a property owner on Pomegranate reported an area behind his house in the greenbelt where someone "dumped" a kitchen sink, cabinets, doors, etc. Pictures were taken and presented to the Board. Jim Brown suggested calling the Sheriff's Deputy who is in charge of this type of violation. It is doubtful that the County will remove debris from private property (greenbelt). Discussion ensued which resulted in initiating an investigation into looking for an address/name on the cabinets as well as asking the Sheriff's Deputy to investigate, file a report, and suggest remedial action. It was also discussed to have volunteer(s) relocate material to an area where Waste Management can pick it up if we cannot get relief through law enforcement.

Also discussed was the impending DEP permit to address the drainage problem in the San Edmundo greenbelt.

LONG RANGE PLANNING – Jim Thiel

Jim reported that the Committee has continued working on investigating other insurance companies for liability coverage. The figures are being finalized to insure comparable coverage. Our current agency, Oswald Tripp, is several thousand dollars higher than two other agencies from which quotes have been obtained. Contact was made with Pavese Law Firm and our Accounting Firm (Geoff Lorah) regarding the ratings of each of the companies being considered. As soon as the comparison is completed, a recommendation will be made to the Board.

LAKES WATER QUALITY – Scott Pitser

Jim Brown reported that he has been in contact with the County regarding spraying of the mosquitoes. The County regularly schedules aerial spraying of the salt marshes with a larvacide, and has expanded the area to include the Lakes. The truck that comes around nightly sprays the ditches/swales with an insecticide. Scott Pitser collected samples of approximately 200 midges. These were given to the County environmentalists for Dr. Nye's evaluation.

Fred Boland met with Aquatic Systems and Scott Pitser regarding the samplings for midge larvae. In Heron Lake there appears to be about 10 midges/sampling. The sampling for Pelican Lake was about 5 midges/sampling. It was noted that there are considerably less midges this year than last year.

Jim reported several alligator sightings on Heron Lake. Fred stated that Alligator Control has been in the Lakes to remove alligators as a result of property owner calls. Discussion ensued on the unnecessary removal of most of the alligators, and it was suggested that Fish and Wildlife be contacted to assist in a possible education lecture for our residents.

COMMUNICATION - Marion Jinkens

Marion reported that no messages were sent out this past month. The Directory is being printed and should be delivered this week.

BEAUTIFICATION & ENHANCEMENT – Rob Hancik & Marion Jinkens

Marion reported that the Committee met in the Park last week. Clay Rebol of Banks Engineering was present with a preliminary drawing of the Park showing proposed parking area, restroom facilities and pathways. It was decided to move the restroom to another location.

The status of the Cape Horn entrance was discussed regarding power to the new sign as well as the County progress for their portion of the project. FPL telephoned the office to inform us that they will no longer keep the electric account open at the sign where the power was disconnected. Sandy requested that Dawn Harrison at Public Works telephone FPL with County progress report. The County has been in discussions with the design engineer at FPL and is ready to go to Purchasing with the entire project (lighting, wells, landscaping, irrigation, power). Discussions were held regarding the number of meters to be provided and the installation and hook up fees. Public Works stated that the MSBU will pick up these charges and in addition, will cover the costs of electricity and landscaping maintenance for their portion for at least a year. Public Works stated that two meters would be provided (lighting must be on separate meter from well, etc.)

Jim Brown inquired about the wells being drilled along the Burnt Store Road tracts in front of our subdivision. Sandy reported that they are monitoring wells. They are going to be used to see that our existing wells do not affect the aquifers when they are pumped. These new wells will in no way effect surrounding wells or lakes. It was noted that Charlotte County Utilities (CCU) has made a mess of the greenbelt area beyond the right of way area. This was reported to CCU and they will repair the area when the work has been completed, and again instruct the workers to refrain from parking tanker

trucks and other vehicles outside the right of way. It was also requested to repair the road at Yosemite and Santa Inez from almost a year ago that was broken up during the process of repairing a water or sewage problem. It is CCU's policy to wait until there is more than one area to be repaired before sending out a crew. Office staff informed them that this was unacceptable and has been too long. They agreed to send someone out to make the repair. It was also requested that CCU remove the detour sign on Peppercorn near Burnt Store Road.

The next meeting of the Committee will be August 11th.

COMMUNITY STANDARDS - All

The Board reviewed the monthly Deed Restriction Report. Fred reported three vehicle-parking violations on Vagabond. Office staff has addressed all three. Fred also stated there is another truck with lettering on Acapulco (condominiums). Celeste will notify the management company to contact the owner and take remedial action. Another vehicle on Naiad was reported and addressed.

ARCHITECTURAL REVIEW – Fred Boland

Fred stated there was nothing to report this month, other than the dumpster has been removed from the Muscat property, and that the Alvarez house on Cuillagan Court is finished.

COUNTY RELATED ITEMS – Jim Brown & Rob Hancik

SCCC: Jim reported the Commissioners feel that the Sheriff's Department should comply with the request to cut their budget. Jim previously forwarded an email to the Board members asking for input on various items so he could report comments at Commissioner Starr's next kitchen cabinet meeting.

Jim stated that Dr. Michael Markgraf (a Port Charlotte dentist), would be the guest speaker at the next coalition meeting and talk about the inadequate amount of fluoride in Charlotte County's water supply.

MSBU Update: In Rob Hancik's absence, Sandy reported that an Advisory Board meeting has been scheduled for Wednesday, July 22nd. The budget report will be reviewed as well as updated on progress of front entrance. Another item that will be mentioned is the inadequate County mowing of the right of ways in front of not only Burnt Store Lakes tracts, but Tern Bay as well. It has been learned from the County that Tern Bay has not turned over the additional land (ROW) set aside for the widening of Burnt Store Road and therefore not eligible for mowing.

MISCELLANEOUS ITEMS

Nominating Committee – In Chairperson Steve Steidel's absence and as a member of the Nominating Committee, Jim Brown reported that six (6) property owners came forward to place their names for consideration for the three (3) Board of Director vacancies. Rob Hancik, Scott Pitser, and Jim Brown's terms will be expiring in October. The Nominating Committee reviewed each candidate's biography and found all to be

qualified and eligible as candidates for consideration for Board of Directors at the October 17th Annual Meeting. Jim Thiel motioned to accept the following Slate of Candidates for consideration for election as Board of Directors: Stanley Hochstadt, Gordon Quick, Robert Reichert, Aimee Schneider, Margaret (Peg) Varga, and Mike Wiesenthal. Marion Jinkens seconded the motion. There was no further discussion. ***The motion unanimously passed with Brown, Thiel, Boland and Jinkens voting aye.***

Annual Meeting Reception/Picnic – The Committee has been working on obtaining a caterer for the picnic, the church has been reserved, and Steve Steidel has been working with Celeste in preparing the Power Point presentation.

NEW BUSINESS

Jim Brown mentioned use of golf carts on the recreational paths. Some residents have been discourteous to those utilizing golf carts on the paths. Notification through a possible CIN message and the Newsletter should be issued to remind the residents that the path is not only for walkers, joggers and bikers, but also golf cart users.

Marion Jinkens moved to adjourn the meeting at 7:15 p.m. Fred Boland seconded the motion. ***The motion unanimously passed with Brown, Thiel, Boland and Jinkens voting aye.***

OPEN FORUM

Mike Wiesenthal (who arrived towards the end of the meeting) asked for information on the sidewalk/golf carts. Jim offered a brief background of past events leading up to the installation of the path and recent disrespect of those using golf carts on the paths.

Mike also expressed his disapproval of installation of playground equipment in the Park. He stated that even though he is happy that BSL is an older community and does not discourage younger people from moving into the community, but in his opinion, we should not go overboard and encourage younger people if we don't have to. The Board responded by stating that this community cannot discriminate between age groups and feel that the Park should be utilized by not just 55 and over, but provide amenities for the younger residents as well. Jim interjected by stating that there are other issues to be resolved prior to any installation of Park equipment—namely, liability insurance, and also consideration of the safety/liability involved with the nearby lake. Mike further stated that he would like the Board to consider deferring this project until the economy improves. It was noted that costs are lower now and should be researched. Jim also mentioned that BSL is an attractive community for younger people due to the desirability of the school district, i.e., Sally Jones Elementary School.

Open Forum ended at 7:25 p.m.

Respectfully Submitted,

Sandra J. Funk, Secretary
To the Board of Directors

July 24, 2009

Note: The next regular meeting for the Board of Directors is re-scheduled for **Tuesday, August 18, 2009** at 6:00 p.m. in the Conference Room of the BSLPOA at 100 Madrid Blvd, Unit #212, Punta Gorda, FL 33950.