

**BURNT STORE LAKES PROPERTY OWNER'S ASSOCIATION
MINUTES OF MEETING
HELD AT THE BURNT STORE PRESBYTERIAN CHURCH
11330 BURNT STORE ROAD
PUNTA GORDA, FL 33955**

April 8, 2008

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Jim Brown, President, called the meeting to order at 6:00 p.m. Sandy Funk, Secretary, announced that the Meeting Notice and Agenda were both posted on April 4, 2008. Both postings meet our guidelines as set forth in the By-Laws. Sandy took roll call of the Board of Directors in attendance as follows: Jim Brown, President; Peg Varga, Vice-President; Bill Fruit, Treasurer; Scott Pitser, Rob Hancik, Steve Steidel and Dave Chilcote, Directors-At-Large, were present.

Public Input: None

DISPOSITION OF MINUTES

Jim asked if there were any additions or corrections to the Minutes of the regularly scheduled Board Meeting held on March 11, 2008. There being no corrections or additions, the Minutes were accepted by unanimous consent.

TREASURER'S REPORT – Bill Fruit

Bill reported that the Association's cash position was healthy as of March 31, 2008. He stated the cash position on March 31, 2008 as \$565,784.04. March collections totaled \$44,542.97 with March disbursements at \$39,628.51, and the Year-to-Date expenses are within budget. Assessments receivable stand at \$67,841.48 and monies continue accruing for the reserve budget.

During review, it was noted that February's financial statement was provided in error by Webb-Lorah and distributed to the Board. Bill Fruit had the correct Financial Statement ending March 31, 2008, from which he prepared his report for the Board meeting. The Office was directed to obtain the correct reports from Webb-Lorah and distribute to the Board.

Bill further reported that the bank statement was not in balance with the General Ledger and showed a discrepancy in the amount of \$200.00 in Association's favor. Discussion resolved that the amount in question was a recent payment for services not shown as they were too recent. The discrepancy should correct itself next month and will be monitored as such. Bill submitted the financials and recommended acceptance for review. Jim asked if there were any objections or comments. There being none and by unanimous consent, the Treasurer's Report will be sent forward for audit.

Sandy reported a refund in the amount of \$537.14 from Oswald Tripp, our insurance carrier. The refund was as a result of our paying for our 3-year Directors and Officers insurance in advance instead of in installments.

OLD BUSINESS:

DIRECTORS REPORTS:

ARCHITECTURE REVIEW – Peg Varga

Peg Varga reported two projects are recommended for approval by the ARC: 93305 Landscape plan was recommended for full Board of Director Approval and 92603 Lanai/Pool Cage was recommended for conditional approval pending receipt of Charlotte County permitting for cage construction. Peg Varga moved to accept the recommendations as made by ARC with Dave Chilcote seconding. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

The property at Block 867 Lot 04 previously scraped last year in preparation for construction remains undeveloped. County assistance and intervention was sought to compel the builder and/or property owner to restore the lot to its original condition. The County denied responsibility and was therefore unable to assist. Peg Varga moved to expend \$450.00 to flatten the dirt pile(s) and restore the lot contingent upon the result of a potential pending foreclosure, and lien the property for costs. Steve Steidel seconded the motion. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

The Acapulco Gardens project was under review with respect to beautification of the retention walls and improvement of the retention pond at Acapulco & Chive Way. A meeting with the builder and Landscape Company is scheduled for April 14, 2008.

Charlotte Development Corporation requested a meeting with the Board of Directors to review their plan revisions for Tracts D & E. Plans recently submitted were not adequate or different from previous plans. Of major concern is a plan to alter the configuration of the Sandpiper Lake. A follow up meeting will be scheduled over the next few weeks.

BEAUTIFICATION AND ENHANCEMENT – Rob Hancik

Rob Hancik reported that the Committee continues to work on a plan for replacement of the Washingtonian palms along Cape Horn as well as a total signage program for all entrances to Burnt Store Lakes. Rob stated that Ron Norsell would head that project. Further Ron Norsell agreed to look into replacement of the lights at the round-abouts. In light of the recent vandalism and other damage to the existing lights, the Committee Chairman felt it important to possibly revert to the original surface mount (design selection) for this area and will provide the Committee with price information for recommendation to the Board of Directors.

Progress for the second pavilion is slow; the project has not started yet. The builder is waiting for competitive costs for excavation at the site. Further discussion noted that since a spotlight was out at one of the round-abouts, the Association might consider approaching Dennis Starnes, our current contractor for round-about landscaping maintenance, as a

potential for minor repair and/or bulb replacement for the Association. Sandy will contact Dennis Starnes.

LAKES QUALITY AND MAINTENANCE – Scott Pitser

Scott Pitser reported that Aquatics Systems began stocking the lakes with small “shell crackers” (blue gills and/or brim) on March 20th at Eagle and Heron lakes, and will continue at Osprey this month. Treatments for midge abatement will also continue this month with 3 treatments at Pelican, Osprey, Eagle and Heron Lakes and close shore spraying in areas with depths less than 5 feet. Aeration maintenance was completed at Egret (near Potosi Ct.)—damages were likely due to lightening strike. Maintenance work was also conducted at the northern aerator on Eagle Lake.

Littoral Plantings – Scott Pitser reported that due to the lack of successful growth, 65 – 75% of the littorals were re-planted without improved results. The lakes contractor, Aquatic Systems, will attempt experimental plantings at various sites.

MECHANICAL & MAINTENANCE – Bill Fruit & Scott Pitser

Sandy reported the drainage work in the swale between Julian Court and San Rafael was completed. Upon review of the site after recent rain, Brian Dugo of BTR, reported that problem areas were observed at Sol Court, Juarez Court and Rabat. Sandy provided a Summary Proposal for drainage work at those areas in the amount of \$3,775.00. The amount remaining in the Drainage Reserves after this expenditure would be \$8,925.00. Peg Varga moved to accept the proposal as written with Scott Pitser seconding. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

Sandy further reported an additional poor drainage area at Cedar Rapids between Cornflower and Fuego Lanes, and a price will be obtained next week for Board consideration at the May 13th meeting.

LONG RANGE PLANNING – Jim Brown

The Long Range Planning Committee report was provided to all Directors. Jim Brown referred to John Van Eps’ remarks about a need for a Master Plan for the park area. He stated the Committee should seek professional advice and design for the park area in order to maximize both the potential and safety or hazard concerns due to the location. He recommended that the Long Range Planning Committee take the lead on that project. Rob Hancik stated concerns were voiced by Bob Carlson (Beautification & Enhancement) that plans to install playground equipment at the current location is not a good idea due to the seclusion and isolation of the park and the presence of water (Spoonbill Lake). He drew from his long time experiences in the education system and recommended a large, open green space for playground equipment as this makes the children visible and observable.

COMMUNITY STANDARDS – All

The Community Standards Report was provided to all Directors. The non-compliance issues indicated on the report included: Vehicle Signs & Parking; Trailers/RVs/Campers; Signs;

boats; Landscaping & Yard Maintenance; Fences; and Other Issues. Of the 29 issues presented, only 6 were resolved satisfactorily. The primary reasons for the unresolved issues were the property owners' failure to observe the Deed Restrictions and comply when requested. The many issues involve homes in bankruptcy and/or foreclosure.

COMMUNICATIONS – Steve Steidel

Steve Steidel reported that efforts to improve our website design continue and two potential designers were contacted and scheduled to meet with Steve and office staff.

Steve reminded the Board of Directors of the April 14, 2008 deadline for May Newsletter articles.

Two CIN messages were transmitted since the last meeting regarding updated watering restrictions that included a message that it is permissible to power wash where mold is present; and a notice to "opt out" of the Community Directory planned for May publication and July distribution. Through a Grapevine message, notice to pick up vehicle identification stickers at the office was sent per request of the Community Watch. A second Grapevine message regarding potential closure of the Burnt Store Marina Golf Course and Restaurant and subsequent formation of the Burnt Store Golf & Activity Center was sent.

SAFETY & PREPAREDNESS – Dave Chilcote

Dave Chilcote reported that approximately 40 people attended the Safety & Preparedness presentation by Wayne Sallade at the Burnt Store Presbyterian Church. The Neighborhood Watch met this month with about 7 people in attendance.

COUNTY RELATED ITEMS – Jim Brown

SCCC: Shawn Horton, Code Compliance Supervisor for Charlotte County, spoke at the most recent meeting. Due to the drop in housing and other factors, communities are concerned about the condition of the [vacated] properties. Shawn Horton stated that due to budgetary constraints, one person is assigned to an area that covers from the Peace River to the Lee County border. Regarding slow or long delayed construction projects in Burnt Store Lakes, Shawn Horton indicated that the person to handle any complaints is Vince LaPorta, Deputy Building Official in Construction Services. Situations that go unaddressed can be relayed to Shawn Horton.

Jim reported that since the County elections will soon be underway, the SCCC intends to invite various candidates to speak at the meetings. First on the agenda is Alleyne Miller, who is running for Board of Education.

The Cape Horn entrance was discussed as favorable to move forward. Rob Hancik explained the County will bid the project in three phases. Phase 1 as being construction of a divided road entrance with room for landscaping, irrigation and lighting; Phase II installation of street lighting from Burnt Store Road to Trading Post; and Phase III actual installation of the irrigation and landscaping. The County has "stock" street lighting that is being used throughout the County that would be appropriate for use in our entranceway design. Peg

stated that the County has an updated list of Grant trees and plants that can be used in the median area of the new entranceway.

OTHER ITEMS

Burnt store Marina Golf Update - Jim Brown reported a synopsis of the law suit won by some Section 22 residents of the Burnt Store Marina which upheld their view that assessments could not be charged to them for golf course use and operation. As a result, the course was scheduled to close at the end of May. A group of residents and neighbors formed an LLC (Burnt Store Golf and Activity Center) to enable the course to remain open with solicitation of a minimum of 1,000 required members.

Legal Meeting – Jim reported that the Executive Committee had a meeting with Attorney Shields to discuss legal fees and request advice on the growing number of liens, foreclosures/bankruptcies regarding cost of assessments owed vs. legal costs incurred to collect.

Records Retention Proposal – Peg Varga submitted a Proposal Summary to the Board for Phase I of the Records Retention Program. Bill Fruit motioned to approve a contract with U.S. Imaging for copying to disks, and shredding of Association archived documents (at a rate of \$.10 per page) and not to exceed \$1,000.00. Steve Steidel seconded the motion. Discussion included disk storage of Association permanent records such as the By-Laws, Deed Restrictions and Amendments, as well as original Minute Books beginning in 1991. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

Peg also recommended that the Association obtain a safe deposit box with Wachovia Bank for storage of original permanent record (i.e., Articles of Incorporation, court filed By-Laws and Deed Restrictions). Sandy will research availability and cost.

Greenbelt Usage – A property owner at Block 832 Lot 02 requested use of the greenbelt area behind his home beginning 4/11/08 and ending 4/12/08 for a family get-together. After discussion, Bill Fruit made a motion to grant this property owner permission to use the greenbelt contingent upon satisfactory clean up of the area post usage. Dave Chilcote seconded the motion. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

Underground Electric – A meeting between Charlotte County, Florida Power & Light, and the Underground Electric Committee Chair, Frank Bishop, will be held April 9, 2008 to hear the FPL proposal.

Office Space – Peg Varga and Steve Steidel were appointed to review preliminary information provided by office staff, visit the proposed space and make recommend(s) to the Board for consideration.

NEW BUSINESS

None

ADJOURN

Scott Pitser moved to adjourn the meeting at 7:20 p.m. that was seconded by Peg Varga. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Pitser, Steidel and Chilcote voting aye.***

Open Forum

Ray Varga recommended the Association contact a full time County employee for advice on playground design. Jim Brown responded that the Long Range Planning Committee was asked to contact Laura Kleiss Hoeft (625-7529) of the Charlotte County Parks and Recreation Advisory Committee who is available for that purpose.

David Pears requested an opportunity to provide a proposal for an alternate boat ramp location and requested Board of Director input and direction. He inquired about a lot that was previously offered as a donation for boat ramp use (parking). Jim and Peg responded that this was a few years ago and that the time contingency has expired and no longer viable. In response to Mr. Pears' question regarding possible obstacles from previous permitting applications, Jim Brown stated that it should not pose an issue since all previous application(s) have been withdrawn. He requested that David Pears put his proposal in writing stating his plan of approach, perceived obstacles, etc., so the Board may evaluate what he proposes.

Dale DeKraker offered background information on clearing the Brazilian pepper trees off the Ibis Lake islands. The Board has received inquiries as to when they plan on working on this project.

The meeting was adjourned at 7:30 p.m.

Respectively submitted,

Celeste M. Midolo, Admin. Assistant
For Sandra Funk, Secretary to the
Board of Directors

April 28, 2008

Note: The next regular meeting of the Board of Directors is scheduled for **Tuesday, May 13, 2008** at **6:00 p.m.** at the Burnt Store Presbyterian Church, 11330 Burnt Store Road, Punta Gorda FL