

**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**

**May 13, 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 May 8, 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; Scott Pitser, Steve Steidel and Dave Chilcote, Directors at Large, were present. Bill Fruit, Treasurer; and Rob Hancik, Director at Large were absent.

**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 April 8, 2008. There being no corrections or additions, the Minutes were accepted by unanimous consent.

**TREASURER'S REPORT – Bill Fruit**

In Bill's absence, Jim reported that the Association's assessments receivable as of 5/5/08 were \$63,100.20, which represents a collection rate of 92.5%. Our expenses are within budget. The cash position on April 30, 2008 was \$520,749.40. April collections totaled \$6,520.72 with April disbursements at \$64,045.16. Jim stated that Bill is concerned about the delinquencies we do have and mentioned that more aggressive action should be considered. Jim reviewed the interest rate for the first 4 months of 2008 and compared it to that for 2007. The blended rate for 2007 was 4.35%, whereas in 2008 it is 1.98%. In reviewing the audit reports, Jim noted that the interest received in 2006 (in round numbers) was \$9,600 and \$19,000 in 2007. He suggested that we contact Wachovia Bank to discuss the interest rate(s). Jim asked if there were any comments on the financial report. There being none and by unanimous consent, the Treasurer's Report will be sent forward for audit.

**OLD BUSINESS:**

**DIRECTORS REPORTS:**

**ARCHITECTURE REVIEW – Peg Varga**

Peg Varga reported there is one submission for new home construction. Since all ARC requirements have been met, Peg made a motion that the new home construction for 95609

on Vagabond Circle be Board approved. Steve Steidel seconded the motion. ***The motion unanimously passed with Brown, Varga, Pitser, Steidel and Chilcote voting aye.***

### **BEAUTIFICATION AND ENHANCEMENT – Rob Hancik**

In Rob's absence, Jim reported that West Coast Builders is scheduling a meeting with BTR in preparation for commencement of construction of the second pavilion in the Park.

Allan Theisen, member of the Beautification & Enhancement Committee, was called upon to make a presentation to the Board on behalf of the Committee for renovation of landscape plantings surrounding the main entrance sign. Allan reviewed the types of plantings (all native) proposed by John Sibley, owner of All Native Garden Center in Fort Myers. It is proposed to move and reinstall one of the Date Palms to facilitate a better view of the main entrance sign. The proposal calls for installation of 94 drought-resistant plants at the site. There will not be a need to provide much irrigation once the plants are established. The rock removed from the beds will be placed on the road to the Park and replaced with mulch. Total cost of the project is less than \$2,000. Allan pointed out that this proposal is viable only if the main entrance sign is to remain in place following the reconstruction of the main entranceway of the subdivision. However, he stated that if the existing sign will remain for 3-4 years, it is worthwhile to proceed with replanting. Jim reported that the County has completed the engineering for redesign of the front entrance and has proceeded to Purchasing for bidding the project. Work should begin towards the latter part of the year.

### **LAKES QUALITY AND MAINTENANCE – Scott Pitser**

Scott Pitser reported that Aquatic Systems is treating the lakes weekly now due to the increase in formation of algae and continued weed control. The three applications of midge abatement sprayings have been completed on Heron Lake. However, results are not satisfactory, therefore, an experimental treatment is proposed. After Scott's explanation of treatment, Dave Chilcote made a motion to treat the shorelines only on Heron Lake as outlined on Aquatic Systems' map that consists of three treatments once every 14 days at a cost of \$877.00. Peg Varga seconded the motion. ***The motion unanimously passed with Brown, Varga, Pitser, Steidel and Chilcote voting aye.***

Scott confirmed that the problem has probably been enhanced due to rotting cattails that are submerged along the shorelines. Several areas around Heron Lake were heavily infested with cattails a few years ago and sprayed (but not removed).

Scott reported that the stocking of fingerling shell crackers was completed March 20<sup>th</sup> on Eagle and Heron Lakes. Osprey Lake was stocked on April 24<sup>th</sup>.

### **MECHANICAL & MAINTENANCE – Bill Fruit & Scott Pitser**

Sandy provided a Summary Proposal for drainage work in a greenbelt area off Cedar Rapids (between Cornflower and Fuego Lanes). Scott Pitser made a motion to clean out and reshape the ditch next to Block 947, Lot 01 on Cedar Rapids and re-seed due to poor drainage from Cedar Rapids through the swale/ditch to Pelican Lake in the amount of \$850.00. Dave Chilcote seconded the motion. Sandy noted that an \$800 credit was received on a previous drainage area by BTR, so the net cost for this project is \$50.00. The amount

remaining in the Drainage Reserves after this expenditure would be \$8,875.00. ***The motion unanimously passed with Brown, Varga, Pitser, Steidel and Chilcote voting aye.***

Sandy reported that the cost to repair a broken lighting fixture at the Cape Horn entrance is \$130.00. Dick Kopsack has agreed to obtain the necessary parts and volunteered to make the repair. The Board agreed to proceed with the work.

### **LONG RANGE PLANNING – Jim Brown**

Jim reported that the Long Range Planning Committee met on April 30<sup>th</sup>; however, meeting meetings were not available for the Board meeting. Jim Brown remarked that Dick Kopsack has contacted Laura Kleiss Hoeft of the Charlotte County Parks and Recreation Advisory Committee for the purpose of seeking information on developing a Master Plan for Burnt Store Lakes.

### **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. Jim reported that the “pods” on Vagabond have been removed. Owner failed to notify the office that he experienced a water leak and had to temporarily remove belongings from the residence until the repair was completed. Jim noted that yard maintenance continues to be a problem. It was noted that part of the problem is lack of rain and water restrictions. Jim also mentioned that the building permit on the house under construction on Peppercorn has expired. The office has contacted Vince LaPorta (County Building Dept.) for assistance in resolving this issue. Celeste mentioned that Mr. Taha has not complied with installing fencing around the pool on Pyrenees. Jim suggested contacting Jeanette Knowlton, County Attorney.

### **COMMUNICATIONS – Steve Steidel**

Steve Steidel reported that the May issue of the Newsletter was printed and mailed to all property owners of record. The next issue will be published in November. The Resident Directory will be finalized and submitted for publication to PCI Communications next week. We have reached the deadline (April 15<sup>th</sup>) for requests for property owners to opt out of the directory, make changes, and/or additions. Steve reported that two CIN messages were transmitted since the last meeting—one requesting for volunteers to assist in removal of Brazilian pepper trees from Ibis Lake. Volunteers have come forward and work will begin later this fall when nesting season is over. The second message was notification of office closure on May 8<sup>th</sup>.

As part of our continuing evaluation of improving our website, Steve interviewed two website designers to give us some insight as to how to put together a new look based upon our input. Steve mentioned that two other designers were approached—Sunline, our present host, was not interested in developing a new site and the other did not respond. A brainstorming session with office staff is scheduled for Thursday, 5/15. Steve also asked Board members for any ideas they may have to input into a new design.

## **SAFETY & PREPAREDNESS – Dave Chilcote**

Dave Chilcote reported that on April 22<sup>nd</sup>, a Neighborhood Watch meeting was held at which Charlotte County Deputy Melendez was a guest speaker. He was pleased with the operation of our Neighborhood Watch in the Lakes, and reported that there have been no major problems reported. Approximately 8 people were in attendance along with representatives from Safety & Preparedness.

## **COUNTY RELATED ITEMS – Jim Brown**

**SCCC:** Jim reported that at last month's meeting, a guest speaker who represents "Rails and Trails" in Charlotte County spoke regarding available funding for a bike path along Route 41. Jim also noted information from the MPO (Municipal Planning Organization) that we are not getting dollars from Tallahassee for funding roads in Charlotte County. Jim attended the MPO meeting on 5/12 and reported that \$196,000 of earmark money was reclassified because it is Federal money which mandates strict requirements for road building. This money has been reallocated to the Zemel Road and Burnt Store Road intersection. SCCC plans on asking State Representative Mike Grant to speak before the SCCC regarding this issue.

## **OTHER ITEMS**

### **Records Retention** – Peg Varga

Peg is waiting for a call back from the imaging company to pick up three boxes of our records for scanning and putting on disks (equates to about 3,000 sheets). These records include Board Minutes, Committee Minutes, and Financial Reports from when the Association was established in October 1992 through 2006. Peg has spent several hours organizing the records for imaging. We will be provided with two sets of disks. One will be retained in the office, and the other in a bank safe deposit box as part of the Disaster Recovery Plan.

**Insurance** – Sandy reported that our liability insurance premium has increased significantly. Traveler's Insurance Co. has re-evaluated our insurance needs based upon the acreage of the lakes, number of vacant lots, and park as to liability exposure. The premium is estimated at approximately \$25,000/year (\$12.25/lot), which is five times our current rate. Our insurance agency, Oswald Trippe, is in the process of working with Traveler's and searching out other companies for cost comparisons. A meeting will then be scheduled between the Board and Oswald Trippe to review all of our insurance policies.

**Miscellaneous** – Sandy noted that the contracts for mowing, lake maintenance, and landscaping maintenance of entrances, etc., expire on 9/30. New contracts will be prepared and readied for bid solicitation for 2008-2009 budget preparation.

Peg noted there are four (4) Board of Director positions open for election this year. Anyone interested in serving should contact either the office or the Nominating Committee that will be appointed at the June 10<sup>th</sup> Board meeting. Anyone interested in serving on the Nominating Committee should contact the office as soon as possible. Sandy will issue a tentative annual meeting schedule to the Board.

**NEW BUSINESS**

None

**ADJOURN**

Peg Varga moved to adjourn the meeting at 6:50 p.m. that was seconded by Dave Chilcote. ***The motion unanimously passed with Brown, Varga, Pitser, Steidel and Chilcote voting aye.***

**Open Forum**

Allan Theisen commented on liability insurance and offered history of same when he served as Board President. Jack Dietter did a thorough investigation of our insurance needs. Allan also mentioned that Charlotte County has passed a "fertilizer" ordinance which was basically designed to protect waterways, i.e., lakes, etc. Allan suggested scheduling a special open meeting for our property owners and inviting a speaker to discuss the details of this ordinance. The Board was very receptive and asked Allan to schedule a meeting at a time suitable to all parties.

Rick Mathis asked if the Association has ever made a liability claim to the insurance company. The Board's response was "no". Rick also inquired about drainage work around Julian Court. Sandy responded as to what work was completed and the areas yet to be worked upon.

David Pears expressed his concern about the lakes water quality, and lack of vegetation growth along the shorelines. Jim stated that the littoral plantings program was initiated to help address the shorelines in conjunction with midge fly control, etc. Scottie stated that we have been working with our present lake contractor and the State of Florida to install the appropriate plantings along the shorelines. He further outlined the types of plants that have been successful so far and those that have not.

Open Forum ended at 7:00 p.m.

Respectively submitted,

Sandra Funk, Secretary  
To the Board of Directors

May 19, 2008

**Note:** The next regular meeting of the Board of Directors is scheduled for **Tuesday, June 10, 2008** at **6:00 p.m.** at the Burnt Store Presbyterian Church, 11330 Burnt Store Road, Punta Gorda FL