

**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**

JULY 8, 2008

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Jim Brown, President, called the meeting to order at 6:10 p.m. Sandy Funk, Secretary, announced that the Meeting Notice and Agenda were both posted on July 2, 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; Rob Hancik, Steve Steidel, and Dave Chilcote, Directors at Large, were present. Scott Pitser, Director at Large, was absent for part of the meeting.

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 June 10, 2008. There being no corrections or additions, the Minutes were accepted by unanimous consent.

TREASURER'S REPORT – Bill Fruit

Bill reported that the financial report ending June 30, 2008 was not made available to him until late this afternoon and therefore insufficient time to review and report to the Board at this time. He will present it for approval at the August Board meeting along with July's financial report.

Bill stated that a preliminary budget meeting was held on July 2nd and he would like to schedule another meeting to review the second draft as soon as possible. It was decided to hold the meeting tomorrow, July 9th at 3:00 p.m.

OLD BUSINESS:

DIRECTORS REPORTS:

ARCHITECTURAL REVIEW – Peg Varga

Peg stated that ARC recommends approval of a proposed extension of lanai pad to include cage extension at 93107 on Malarky Lane. Colors will match existing house and owner will extend the landscaping to the perimeter of the lanai. Peg motioned Board approval with Bill Fruit seconding. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel and Chilcote voting aye.***

Peg explained that Tracts D & E are the only tracts that can be commercially developed in our subdivision. Our current construction fee schedule does not cover commercial development; therefore, Peg made a motion to amend the application/construction administrative fee schedule to include \$500.00 for each of these two tracts (D & E). Jim Brown seconded the motion. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel and Chilcote voting aye.***

Jim noted that the Sosa house on Peppercorn has been under construction since 2005. He would like to ask the County to take action on putting controls on building permit extensions when no work is being done. The permit for this construction has expired. Jim wrote (and read) a letter to Commissioner Adam Cummings as a result of his discussion with him at the last SCCC meeting on June 26th. Jim stated to him that the County must be experiencing similar problems throughout the rest of Charlotte County. Commissioner Cummings asked for a letter/package with specifics of this situation so that he may discuss with the County Board of Commissioners. The package will be sent to him this week.

BEAUTIFICATION AND ENHANCEMENT – Rob Hancik

Rob reported that the park pavilion slab has been poured and the framers are due back on Monday (7/14) to put up the trusses. He stated there are several low hanging branches and unsightly trees surrounding the picnic area that need to be trimmed and/or removed. Rob made a motion to expend \$1,200 out of the Maintenance and Repairs portion of the budget to remove and/or trim the branches and trees previously reviewed with the contractor, Frank Harris, and that all debris would be removed from the site with payment made when the job is completed and the POA satisfied with the work performed. Peg Varga seconded the motion. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel and Chilcote voting aye.***

Steve asked Rob if more protection could be provided near the gate entrance to the Park. It is hazardous being so close to Bear Branch Creek. Rob will look into appropriate signage or some type of barrier for the area.

Rob re-presented the Summary Proposal regarding re-landscaping the front entrance sign area that was tabled at the May Board meeting. The existing landscaping is 'stressed'. Jim mentioned that the County will start construction of the front entrance re-design on August 1st, and is concerned about any damage(s) that may occur during the construction process. Jim also asked about competitive bid solicitation. Rob reported that the Committee obtained at least two other bids. After further discussion, Rob made a motion to accept the bid from All Native Nursery to re-landscape the front entrance in the amount of \$1,740 that includes 94 native type plantings, of which installation will be delayed until September 2008, when construction at the entrance is completed. However, some preliminary preparation work, i.e., removal of existing stones/rocks may be accomplished prior to September provided such work does not interfere in any way with the County contractors during the course of their construction. Monies will be expended from the Entrance (Infrastructure) Reserve line item of the budget. The motion was seconded by Bill Fruit. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel and Chilcote voting aye.***

MECHANICAL AND MAINTENANCE – Bill Fruit and Scott Pitser

Bill reported that Johnson Engineering has completed their report regarding the San Edmundo greenbelt drainage area and submitted it to the DEP. Bill deferred approval of contract awards for the mowing contract as well as the landscaping contract until further reviewed in committee for budgetary consideration and review of references.

LONG RANGE PLANNING – Jim Brown

Jim reported that the Long Range Planning Committee met last night; however only three members were in attendance. Dick Kopsack would like to recruit additional members. Jim stated that Dick would be meeting again with Laura Kleiss Hoeft, Director of the Charlotte County Parks and Recreation Department and Libraries sometime in the middle of August to work on development of a Master Plan for our Park. Ms. Hoeft suggested annexing a portion of our park for public use. Jim relayed to Dick that this would not be possible. Dick is planning on conducting a survey of the community regarding recreational needs, i.e., baseball field, tennis courts, etc.

COMMUNITY STANDARDS – All

The Community Standards Report was provided to all Directors. Rob reported a resident has been storing equipment and various items in his yard that should be in the garage. He has also been utilizing the driveway of an absentee property owner for parking his pick up truck and trailer (used for his business purpose). A letter will be sent to the owner of the property with a copy sent to the tenant (offender). Jim suggested that, for all future deed restriction violators, the office staff compose a “form letter” citing the deed restriction violation using Jim as a contact for the person(s) in violation in order to assist in facilitating compliance in a speedier manner. It was explained that the office uses a standard letter; however, Jim is willing to use his name as a contact.

Various violations were reviewed in more detail, including proceeding with mediation on landscaping compliance around the house on Cherrystone. Bill discussed recouping legal expenses incurred in this case and inquired about the mediation process. Also discussed was the condition of the lawn and landscaping at a house on Nile Court that is in foreclosure, as well as neglect of a property owner with lawn maintenance at Cape Horn and Cabana (registered letter sent 7/7/08). Bill suggested contacting the County to assist in resolving this condition.

Note: Scott Pitser arrived at the meeting at 6:45 p.m.

Scott reported that a boat trailer has been observed at a property on Cedar Rapids for about two weeks. A letter will be sent to the owner.

COMMUNICATIONS – Steve Steidel

Steve stated that there is no report on the Newsletter (next scheduled printing is November 2008). He reported that we have received the new Directories from PCI Communications; however, there is a printing error that must be corrected. PCI is going to reprint the Directory, which will delay distribution for about 2-3 weeks. There were

two CIN messages sent out this past month (notice of Annual Meeting; notice of Board of Director upcoming vacancies). Steve also reported that the website re-design contract was awarded to Mike Baggett and is working with him on the design. Steve will be taking pictures of the Board and Office Staff after tonight's meeting for use on the new website.

SAFETY AND PREPAREDNESS – Dave Chilcote

Dave Chilcote turned this portion of the meeting over to Dave Prins to report on development of an Emergency or Disaster Plan since he attended an All Hazards Community Awareness workshop and more familiar with the needs and requirements. Dave discussed various aspects of the three handouts (forms) made to the Board (1) Skills Survey, (2) Communications, and (3) People with Specialized Skills/Knowledge. These forms were established to distribute to members of a community to find out who has specific skills, i.e., first aid, ham radio experience, communication (contact information on part time residents, etc.), and those with specialized skills/knowledge. Dave explained that since these particular forms are 'generic', we must customize them for Burnt Store Lakes' use. Sandy stated that Sunny has a lot of the communication information. Jim suggested dividing the community into sections and assigning block captains. Dave also asked the Board if the BSLPOA office staff could be utilized in providing some of the information needed for incorporation into an Emergency or Disaster Plan. He also stressed that keeping the information updated would also require the cooperation of office staff. The Neighborhood Watch Group will customize the forms. Getting the forms out to the community through the Community Information Network, Newsletter insert, and/or Sunny's database are possibilities. It was agreed that the Office Staff would provide the information needed for plan development and assist in instituting a storage and retrieval system for the information gathered. A lengthy discussion followed which included, among others, legal and confidentiality issues, etc.

COUNTY RELATED ITEMS – Jim Brown

SCCC: Jim reported that at last month's meeting was held on June 26th, with County Commissioner Adam Cummings and Punta Gorda Councilman Harvey Goldberg in attendance to discuss the extension of the 1% sales tax that will be voted upon at the primary election on August 26th. Jim stated that if it does get approval, \$20M is dedicated to the improvement of Burnt Store Road. If passed, the County would then plan on improving the road from the Lee County line (Vincent Avenue) to Zemel Road. There are no developers along this portion of road to fund this section of road, as is the case with the portion north of Zemel Road. However, Jim stated the downside is that it would still take 5-7 years to implement. Jim reported that on Saturday, July 26th, at 10:00 a.m., the SCCC is sponsoring a public meeting on the 1% sales tax extension, and what it means to South Charlotte County, to be held at the PGI Civic Association facility on Shreve Street.

Cape Horn Entrance: Jim stated that he along with Peg and Celeste, attended the pre-construction meeting with the County and contractor (Billy Hayes representative) on July 2nd. The contractor must start the project in 30 days (August 1st) and completed within 60 days (September 30th). One of the concerns discussed was the missing

conduit sleeve(s) for water and electric from the plans. The County employee who originally drew up the plans is no longer with the County. However, we were assured that this would be resolved. Discussion ensued on where to relocate the existing kiosk since the County stated it could not remain where it is. We must provide a means to notify property owners of upcoming meetings, etc., in keeping with the By-Laws. It has been suggested to work with the County in possibly relocating it to Peppercorn providing the right of way permit could be obtained.

LAKES QUALITY AND MAINTENANCE – Scott Pitser

Scott presented a Summary Proposal to purchase additional native aquatic plants for five of the lakes. He explained that these are experimental as far as the types to be installed with the exception of spike rush. It is hoped that they will be more aggressive than the previously installed plants. They will be planted at various “points” of the lakes behind property owners’ lots as well as common areas that jut out to see if the seeds will transfer to other portions of the lake. Scott made a motion to approve an expenditure from the Lakes Reserve line item of the budget in the amount of \$1619.52, to purchase and install 608 arrowhead and 608 gulf spike rush littoral plantings for Lakes 2, 6, 7, 10, and 11 (Eagle, Heron, Ibis, Osprey and Pelican), with Peg Varga seconding. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel, Pitser and Chilcote voting aye.***

Scott also reported that Aquatic Systems has applied SONAR, which is a more expensive and aggressive treatment, to control the widgeon grasses which we are experiencing severe problems with. He also stated that our oxygen level readings were not interpreted properly and that the levels on Heron Lake are sufficient in that an additional aeration unit is not necessary. Since we are still experiencing midge infestation on Heron, Pelican and Osprey lakes, Aquatic Systems suggests that we do not do additional spraying, but restocking the lakes with shell cracker fish (and other species) in the Fall (September).

Scott is working with Aquatic Systems on a 2-year contract and stated he would be available tomorrow for the budget meeting to discuss the contract.

OTHER ITEMS

Insurance: Jim reported that we met with Oswald Tripp (Johnny Dorning) on June 26th to review our insurance coverage(s). Based upon the information provided and discussion by the Board, Peg Varga made a motion to increase our Umbrella Coverage from \$5M to \$15M at an additional cost not to exceed \$675. Bill Fruit seconded the motion. ***The motion unanimously passed with Brown, Varga, Fruit, Hancik, Steidel, Pitser and Chilcote voting aye.*** Jim noted that our general liability premium has increased significantly over last year. St. Paul Travelers is our current carrier and they will cancel our policy if we want to include coverage for playground equipment. We would have to go with another company that is not as highly rated and would more than likely experience a 20% increase across the board.

Nominating Committee: Steve Steidel, Committee Chair, reported that the Committee met shortly after their appointment at the June 10th Board meeting. Everyone on the

Committee is actively seeking candidates to be considered for the four Board of Director positions to be vacated. Discussion took place with all Board members on possible property owners that could be approached for candidate consideration.

Office Space Update: Peg Varga and Steve Steidel met with Rom and Frinee Mattesich at Turtle Crossing. They have not given us a cost estimate proposal as of this meeting. An alternative facility (former Coldwell Banker building) was looked at as a possibility and Ron Clark is working on submitting a proposal on behalf of the owner. The Century 21 building was investigated, but found not feasible.

NEW BUSINESS

Paul Garrett, a resident on Spearmint Lane, has volunteered to assist in the removal of Brazilian pepper trees from the Ibis Lake islands. However, he has some concerns about disturbing the wildlife on the islands that he refers to as the "rookery". He has done extensive research with at least eight governmental agencies to gather information on the various wildlife species including nesting. Paul is to be commended for his persistence and very thorough investigations. It is the consensus of opinion from these agencies that we could proceed and remove the Brazilian pepper trees when nesting season is concluded (late Fall). He has asked if the Board would like him to further pursue the issue of nesting (possible destruction of pre-existing nests which are unoccupied). It is the Board's opinion that we should not pursue it further and carefully remove the Brazilian pepper trees when nesting season has concluded. It was also decided that it was not necessary to erect signage around the lake at this time.

ADJOURN

Rob Hancik moved to adjourn the meeting at 7:40 p.m. that was seconded by Peg Varga. ***The motion unanimously passed with Brown, Varga, Fruit, Pitser, Hancik, Steidel and Chilcote voting aye.***

OPEN FORUM

Rick Mathis reported that Sunset Palms duplex project has not mowed the interior portion of the undeveloped tract and there are also unsightly black concrete pipes on the site. The office staff will send the developers and real estate agent/representative a notice to mow and remove the piping.

Peg also mentioned that the grass and Arecas around the lift stations should be mowed and trimmed. Dennis Starnes was contacted today to schedule this work.

Dave Prins stated that he is looking for a replacement for his position on the Neighborhood Watch. Discussion also took place regarding the Neighborhood Watch vs. interface with the Board of Directors.

Open Forum ended at 7:55 p.m.

Respectively submitted,

Sandra J. Funk, Secretary
To the Board of Directors

July 16, 2008

Note: The next regular meeting of the Board of Directors is scheduled for **Tuesday, August 12, 2008** at **6:00 p.m.** at the Burnt Store Presbyterian Church, 11330 Burnt Store Road, Punta Gorda, FL