

**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**

August 12, 2008

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Peg Varga, Vice-President called the meeting to order at 6:00 p.m. The Meeting Notice and Agenda were both posted on August 8, 2008. Both postings meet the guidelines as set forth in the By-Laws. Roll call showed Peg Varga, Vice-President; Bill Fruit, Treasurer; Dave Chilcote, Rob Hancik, Scott Pitser and Steve Steidel, Directors at Large as present. Jim Brown, President, was absent.

Public Input: Ralph Spolzino asked what was being done about the maintenance of an empty house on Vincent Avenue as well as vehicle parking on Megra Court. Office Staff informed Ralph that the Board was aware of these two situations and is presently taking appropriate action.

DISPOSITION OF MINUTES

The Minutes from the July 8, 2008 Board of Directors meeting was provided for review and accepted by unanimous consent without additions or corrections.

TREASURER'S REPORT – Bill Fruit

Bill referred to a copy of the June 30, 2008 and July 31, 2008 Treasurer's Reports provided to each Director. He stated that after review of the financial statements prepared by Webb-Lorah, the general ledger was found in balance as of July 31, 2008. The Association's cash position as of 7/31/08 was \$381,864.32, July collections were in the amount of \$ 1,515.46 and disbursements were \$58,151.88. Assessments receivable are \$59,696.15.

Bill stated that collections are down and a substantial amount of receivables remain due to the many bankruptcies and foreclosures on the books. Aggressive actions for next year will be necessary to see these come to fruition and return ability to collect the dues for these accounts. Based on the number of total units for the Association, these numbers are not bad, but the problem is that as the balances increase as the accounts age. The Treasurer's Report was approved by unanimous consent for both June and July 2008 and will be sent forward for audit without corrections or additions.

Approval of FY 2008 -2009 Budget for Presentation to the Membership 10/18/08: Bill Fruit remarked that after several budget sessions, the Directors were able to hold the annual dues at the same level as the current fiscal year at \$250.00. Bill Fruit moved to approve the proposed 2008-2009 fiscal year budget and letter of explanation for presentation to the membership and voting upon at the Annual Meeting on October 18, 2008, which calls for the annual assessment to remain at \$250.00/yeThe motion was seconded by Steve Steidel. Peg

Varga commented that the Directors worked hard on the budget to hold the line and keep the assessments the same for the third year in a row. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

OLD BUSINESS:

ADOPT SLATE OF CANDIDATES

Steve Steidel stated that six (6) property owners came forward to place their names for consideration for the four (4) Board of Director vacancies. 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 18th Annual Meeting. Steve requested that the following names be presented as the Slate of Candidates: Fred Boland, Belie Way; Marion Jinkens, Huancay Lane; Bob Lilley, Anthem Lane; Bob Reichert, Torreon Lane; Leonora Suglio, Asmara Court; and Jim Thiel, Barcrest Lane. Bill Fruit moved to accept the nominated Slate of Candidates for consideration for election to the Board of Directors. The motion was seconded by Scott Pitser. There was no further discussion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.*** Steve thanked the members of the Nominating Committee for their service.

DIRECTORS REPORTS:

ARCHITECTURE REVIEW – Peg Varga

Peg Varga motioned to approval of a three (3') foot garden fence at a property on Monza Road, with Steve Steidel seconding. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.*** A lanai roof covering at a property on Muscat was recommended for preliminary approval by ARC based upon a new design provided by the property owner. Bill Fruit motioned that the Board of Directors only grant conditional approval in that the existing roof must be removed as it does not meet the requirements of the Deed Restrictions or community standards; then given removal of the existing lanai (roof) cover, the property owner may proceed with the new design as recommended by the ARC. The motion was seconded by Steve Steidel. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

BEAUTIFICATION AND ENHANCEMENT – Rob Hancik

The Pavilion expansion continues with remaining electrical work and painting to be completed. Many tree limbs and vegetation have been removed to improve the appearance and allow safe passage through to the park; the picnic tables will be returned to the Pavilion area so as to protect them from the weather. The Beautification Committee volunteered to do this and other tasks not covered in the contract to build the Pavilion.

Landscaping at the main entrance that was originally delayed will proceed as the intended plantings will not affect the entrance widening project. Washingtonian Palm replacement occurred along Cape Horn and Peppercorn. Ten palms were installed and Ron Norsell has undertaken to ensure their watering and the recent rains have helped to establish these palms.

Rob posed a question as to the maintenance or removal of the existing large concrete grill at the Park. After discussion it was decided that the cost to repair the large grill would be extensive and as it is seen as too big for usual purposes, it was decided to replace the large grill with 3-4 smaller grills.

LAKES QUALITY AND MAINTENANCE – Scott Pitser

Scott Pitser reported that two sections remain to be planted with the Littorals and that stocking of fish remain to be completed at Heron, Osprey and Pelican Lakes for the purpose of midge abatement. Scott motioned to approve expenditure from the Lakes Reserves in the amount of \$11,223.76 for fish stocking and \$988.42 for planting of the littorals. Dave Chilcote seconded the motion. There was no further discussion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

Scott noted that a decrease in algae was noted and may be due to a combination of rain and the littoral plantings which filter the run off as they should. Osprey Lake is an exception at the canal where an influx of water from Babcock enters and a concentration of hydrilla is being observed. The lakes contractor will remain on top of this area.

Scott motioned to award a two-year Lakes Contract (10/1/08 through 9/30/10) to Aquatics Systems with Dave Chilcote seconding the motion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

MECHANICAL & MAINTENANCE – Bill Fruit & Scott Pitser

Bill Fruit reported that two bids were received for mowing the vacant lots, greenbelts and right of ways. He motioned that the Board of Directors award the mowing contract for the vacant lots, greenbelts and right of ways to All Lots Bushhogging for a two-year period (10/1/08 through 9/30/10). Scott Pitser seconded the motion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

Bill reported that four bids were received for maintenance, trimming, mowing, fertilizing and weeding at the park, entrances, round-abouts, and sidewalks, as well as trimming and fertilizing the seven lift stations and boulevard Washingtonians, a.k.a. the “Landscaping Contract”. Bill motioned to award the Landscaping Contract to Excavation, Etc., for a two-year period (10/1/08 through 9/30/10), with Dave Chilcote seconding the motion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

Bill Fruit moved to approve an addendum to the contract in the amount of \$700.00, with Johnson Engineering relating to the drainage problems in a greenbelt area along San Edmundo Road. Scott Pitser seconded the motion. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

Sandy Funk informed the Board that the Juarez drainage project approved in April in the amount of \$3,775.00 will be done by BTR within the next few weeks.

LONG RANGE PLANNING – Peg Varga

All Directors were provided with a Long Range Planning Committee meeting Minutes prior to this meeting. There was nothing further to report.

COMMUNITY STANDARDS – All

The Deed Restriction Report was discussed in general as improved resolution to most issues. The primary concern remains with the maintenance of foreclosed residences. The Association initiated maintenance of five of the properties and we can expect this number to increase over the next fiscal year. There are currently 48 properties in bankruptcy or foreclosure.

COMMUNICATIONS – Steve Steidel

Steve commented that the next Newsletter is scheduled for distribution in November 2008. Four CIN messages were made during the past month regarding the “Sales Tax” meeting at the Punta Gorda Civic Association, Board of Director elections, and progress on the Underground Electric, as well as the availability of the new Resident Directories. Grapevine messages involved a request for pictures to use in development of our new website, and information sent regarding the Holiday Dinner Dance to be held on December 6th. Steve also reported that he has met with the website development contractor along with the office staff to incorporate information into the new design.

SAFETY & PREPAREDNESS – Dave Chilcote

Dave Chilcote reported that David Prins is seeking a replacement as Chair for the Neighborhood Watch. He also stated that one meeting was held this past month regarding development of an Emergency Preparedness program. There was no progress to report at this time.

COUNTY RELATED ITEMS – Jim Brown

SCCC: Rob Hancik stated that there was nothing significant from the SCCC meeting to report on this month.

The main entrance feature project is delayed due to the fact that the awarded Contractor has gone out of business. The contract is to be awarded to the next lowest bidder after County Commissioner review. A pre-construction meeting will then be scheduled. The County will be requested to ask the contractor for a 30-day vs. 60-day start date.

OTHER ITEMS

Office Space: Rob Hancik opened with discussion about the build-out costs and a change in the base rate to \$10.00 per square foot, annual. After discussion, Rob Hancik moved to expend \$6,000.00 in build-out costs for new office space and \$10.00/square foot annual lease agreement (subject to review and approval of the actual lease). Bill Fruit seconded. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

Annual Meeting: It was decided to have the same presentation format as last year. It was reported that all other items required for the meeting are on schedule.

NEW BUSINESS

The September **Board of Directors Meeting** scheduled for Tuesday September 9, 2008 was **changed to Tuesday September 16, 2008** due to difficulty in obtaining the Financial Statement from the bank and preparation thereof in time for the monthly Board meeting. This is essential as we end this fiscal year on September 30th.

ADJOURN

Dave Chilcote moved to adjourn the meeting at 6:55 p.m. and was seconded by Steve Steidel. ***The motion unanimously passed with Varga, Fruit, Hancik, Pitser, Chilcote, and Steidel voting aye.***

OPEN FORUM

Rick Mathis questioned whether or not plans are in place to continue the sidewalks down Trading Post Road. The Board responded that there are currently no plans to do so, but that the issue can certainly be looked into in the future.

Ralph Spolzino asked about the outflow from Pelican Lake. Scott stated that it is working properly and is being monitored.

Open Forum concluded at 7:00 p.m.

Respectively submitted,

Celeste M. Midolo, Administrative Assistant
For Sandra Funk, Secretary
To the Board of Directors

August 20, 2008

Note: The next regular meeting of the Board of Directors is re-scheduled for **Tuesday September 16, 2008 at 6:00 p.m.**, at the Burnt Store Presbyterian Church, 11330 Burnt Store Road, Punta Gorda FL. (Note change from the original schedule date of 9/9/08).