

**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**

April 12, 2011

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

President Rob Hancik called the meeting of the Board of Directors to order at 6:00 p.m. Sandy Funk reported that the Meeting Notice and Agenda were both posted on April 7, 2011. Both postings met the guidelines as set forth in the By-Laws. Sandy Funk took the roll call: present were Rob Hancik, President; Fred Boland, Vice-President; Bob Reichert, Treasurer; Gordon Quick, Bob Lilley, Aimee Schneider, Stan Hochstadt, Directors At Large.

Public Input:

There was no public input at this time.

DISPOSITION OF MINUTES

Sandy asked if there were any corrections or additions to the Minutes of the regularly scheduled Board of Directors meeting held on March 8, 2011. There being no corrections or additions, Bob Reichert made a motion to accept the Minutes as written. Bob Lilley seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

TREASURER'S REPORT

Bob Reichert reported that the cash position on March 1, 2011 was \$539,918.20. Cash received totaled \$38,972.96 and included interest of \$178.19. Disbursements for the month of March were \$50,048.82. Operating expenses were \$49,548.82 and the Holiday Dinner Dance was \$500.00. Reserves were not expended. The Cash position ending March 31, 2011 was \$528,842.34 and includes the Vagabond escrow account of \$16,830.17. Assessments Receivable for the month ending March 31, 2011 was \$143,223.63.

Discussion involved an explanation that increased Operating Expenses from the previous month included expenses for midge treatment, certified mail costs and replacement of two office computers. March's cash received was approximately \$14,500 higher than the previous month due mainly to increased collection efforts by office staff. Bob reported that assessments receivable went down by over \$36,000 from February's reporting. As of the end of March last year the assessments receivable was \$118,500, which was \$24,700 lower than the current \$143,200.

Bob noted that the motion made in March to place \$200,000 in three CD accounts with Morgan Keegan was not accomplished due to the vast amount of personal financial information required of the Executive Board. Bob researched four local banks and recommends First Community Bank. Bob Reichert made a motion to rescind February's motion to open three CD accounts with Morgan Keegan and open a Business Money Market-Blended Tiers Account with First Community Bank by placing up to \$200,000 from the Regions Money Market realizing a variable interest rate of 1.08%. Bob Lilley seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

Rob Hancik noted that the \$143,000 accounts receivable deficit represents a detriment to the budget as it affects the reserves which will diminish and be unavailable for carry-over usage to offset the budget for the next fiscal year. An increase to the base dues for operating expenses and funding other projects is inevitable.

Bob Lilley made a motion to approve the Treasurer's Report as presented and send forward for audit. Gordon Quick seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

MANAGER'S REPORT

Sandy Funk reported that the restrooms at the Park are completed and the portable toilets were removed. Landscaping and sod placement was scheduled. Waste Management was contracted for dumpster placement and weekly trash removal. A preliminary Master Plan was reviewed with Banks Engineering. Quotes were requested to bush hog the wooded/brushy area next to the playground equipment to the gated entrance. The area will eventually be graded to improve the land condition/drainage and discourage mosquito breeding. We are pleased to report that Rick Mathis has agreed to serve our community as "Park Superintendent". Rick will be overseeing the needs of the Park and make sure all is in order for the various events scheduled.

Sandy Funk further reported that quotes were received and are being reviewed from three licensed contractors to address the mangrove growth in the drainage canal at San Ciprian as well as in the waterway along San Edmundo Road and in Bear Branch Creek.

At the front entrance, irrigation repairs were scheduled and fixtures for additional lighting were ordered.

Sandy reported on other matters that the MSBU Advisory Board met last month to review the budget. Bill Lounsbury is scheduled to be appointed to the Advisory board on April 12, 2011. Discussion also involved lighting at various BSL entrances and a request was made to use landscape grant funds to improve the Vincent Ave entrance rather than as planned at the new lighting locations. Tara Mussleman (DPW) informed the Advisory Board that a well for irrigation would not be allowed by Charlotte County Utilities (CCU) and the Association has no recourse but to use the reclaimed water provided by CCU or remain on CCU's potable water. The next meeting was scheduled for the end of June.

Sandy also contacted Public Works and CCU regarding the condition at the front entrance as a result of Burnt Store Village's re-piping of water and sewer lines. The connections are located on the west side of Burnt Store Road (BSL). CCU was requested to restore our front entrance to its original condition.

A "No Burn" Policy was developed and distributed to Board members for their review. The policy will be on the May 17th Board Agenda for discussion and adoption.

CIN message issued this week seeking leader and volunteers for the Deed Restriction Revision Committee formation. Only one response received. It was decided to issue another CIN message.

The May Board of Director's Meeting was re-scheduled from May 10th to May 17, 2011 in order to accommodate vacation schedules.

The Board of Directors and their committees were asked to provide figures to start the budget process for FY 2011- 2012. Rob Hancik made a motion to hold the 2011 Annual Meeting of the Membership at the Burnt Store Presbyterian Church at 9:30 a.m. on Saturday October 15, 2011. Gordy Quick seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

OLD BUSINESS:

DIRECTOR REPORTS:

SAFETY & PREPAREDNESS – Fred Boland

Recent events showed that prior burglary attempts may have been a group of burglars working with another group in Cape Coral.

MECHANICAL & MAINTENANCE – Bob Lilley

Bob reported that the finger area at Mint Lane was dredged; the excavated dirt was scheduled to be moved to a low area behind Lot 8 on San Ciprian after it dries. Any excess dirt will be graded flat in the greenbelt at Rio Togos. Sod has been ordered for placement around the restrooms in the Park. Two pallets will be reserved for sodding a portion of the greenbelt behind Lot 8 on San Ciprian to prevent erosion in back of this property.

Bob also discussed a drainage situation behind 86413, 14 & 15 with the property owner. Bob explained the sheet flow of the area and limited funds of the Association to address this as well as other similar issues. The property owner was asked if the POA would place some dirt in the depressions. Bob agreed to supply some dirt when available but asked the property owner to submit a request for work in the greenbelt.

Bob Lilley discussed the issue of mosquitoes at the Park and proposed a product known to effectively coat and kill flying insects ("Flit"). He outlined a plan to purchase a "backpack" sprayer and supplies for a cost not to exceed \$400. After discussion, Bob Lilley made a motion to approve NTE \$400.00 expenditure to purchase a gallon of "Flit"

along with a backpack sprayer and respirators. Stan Hochstadt seconded the motion. ***The motion passed with Bob Reichert, Bob Lilley, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye. Gordon Quick abstained.***

It was also agreed to contact Charlotte County to request mosquito spraying in the park by possibly utilizing MSBU funds.

LAKES WATER QUALITY – Bob Lilley

Bob Lilley reported that the recent aeration issues are being managed under the lakes contract. Some of the compressors were removed for service and repair and have been put back in placed. Bob stated that Clarke completed another midge fly treatment two weeks ago, and noted that purchase of additional aerators will be postponed until next fiscal year.

LONG RANGE PLANNING – Bob Reichert

Bob Reichert had nothing to report this month. The LRP Committee will schedule a meeting for early May.

COMMUNICATIONS – Aimee Schneider

Aimee Schneider reported that five (5) CIN messages were sent since the last meeting and also that the new Directory was available to those property owners who had submitted their permission to publish. Sandy indicated that 54% of the property owners did not respond to publish their addresses and telephone numbers; and 51% did not respond for publishing their email addresses. An email will be sent to only those printed informing them their directory is available for pick up.

Aimee requested that the May Newsletter articles be provided to Celeste no later than April 29th.

BEAUTIFICATION & ENHANCEMENT – Gordon Quick

The Beautification Committee report included details previously covered regarding the park restroom and master plan information. The Committee will take over the project for obtaining and recommending estimates for a new sign at the Vincent/Cape Horn entrance. The actual area will be determined in order to determine the sign dimensions.

COMMUNITY STANDARDS - All

Stan Hochstadt reported that five vehicle signs and parking violations were reported. Two are resolved; two are unresolved; one is recent. Six waivers for trailers/RV's/Campers/Boats/Trailers were provided. One sign violation was observed and resolved. Eleven landscaping violations were reported—five were resolved (4 by POA); two remain unresolved. Six trash can violations were report of which five are solved. One home maintenance violation was reported and remains in process for resolution. Three other issues were observed of which two are resolved.

Discussion centered on the way the deed restrictions and policies are provided to new home owners and renters. Gordy suggested Welcoming Committee. This is already

being done. The property owners who rent their homes are asked to fill out a rental registration form and providing a copy of these documents is part of this process. Park usage by those outside of a scheduled event was discussed as far as access and condition after use.

There is a problem with securing the No Trespassing signs to their posts. The bolts and nuts have become loose or have sheared off. Gordy and Bob Reichert will procure new hardware and affix to the signs. The vendor will also be called to see if they can be repaired under warranty.

Also discussed was removal of alligators. It was the consensus of the Board to not have them removed unless they are proven to be aggressive. This topic will be discussed at a later date.

ARCHITECTURAL REVIEW – Fred Boland

Fred Boland reported two ARC recommendations for approval by the Board of Directors: Home color change at 84802 was recommended for approval; and *Conditional Approval* was recommended for pool/lanai /cage construction at 83210. The condition includes ARC inspection of the rough grade prior to landscaping and return of the Clean Site Program deposit to ensure proper grade to the lake. Fred Boland made a motion to approve both recommendations. Bob Lilley seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

Fred also reported that the [HAMPA/HAFA] loan modification program instituted by President Obama has ended. The National Board of Realtors projects a 50-60% increase of foreclosed homes.

NEW BUSINESS

No new business was presented.

ADJOURNMENT

Bob Lilley motioned to adjourn the meeting at 7:35 p.m. with Stan Hochstadt seconding the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Aimee Schneider, Stan Hochstadt and Rob Hancik voting Aye.***

OPEN FORUM

Bob Pietrasanta remarked that the island at Ibis Lake is starting to look better with the new growth.

Rick Mathis made various comments related to Park maintenance.

Mike Wiesenthal asked when the Association takes over the Maintenance of the “oval” at the front entrance. He was informed that it was May 11th. Mike talked about the possibility of “thinning out” some of the fire bushes and moving them to other areas.

Mike volunteered his time to assist in transplanting. The County has agreed to utilize the excess landscaping grant money at the Vincent/Cape Horn entrance.

Open forum ended at 7:45 p.m.

Respectfully submitted,

Celeste M. Midolo, Administrative Assistant
On Behalf of Sandra J. Funk, Secretary
To the Board of Directors

Note: *Meetings are usually held the second Tuesday of the month with the exception of May 2011.* The next regular meeting for the Board of Directors is scheduled for Tuesday, May 17, 2011 at 6:00 p.m. in the Conference Room of the BSLPOA located at 100 Madrid Blvd., Unit #212, Punta Gorda, FL 33950