

**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**

August 9, 2011

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Vice-President Fred Boland called the meeting to order at 6:00 p.m. Sandy Funk reported that the Meeting Agenda was posted at the kiosk on August 4th and the Meeting Notice signs were posted at the Cape Horn and Vincent entrances on August 5th. Both postings met the guidelines as set forth in the By-Laws. Sandy took the roll call: Present were Fred Boland, Vice-President; Bob Reichert, Treasurer; Aimee Schneider and Stan Hochstadt, Directors at Large. Gordon Quick arrived after the roll was called (at 6:30 p.m.). Absent were Rob Hancik, President; and Bob Lilley, Director at Large due to scheduled vacations.

Public Input:

There was no public input at this time. Several property owners were in attendance and noted on a sign in sheet.

DISPOSITION OF MINUTES

Sandy asked if there were any corrections or additions the Minutes of the regularly scheduled Board of Directors meeting held on July 12, 2011, and the Minutes of the Special Budget Meeting held on July 21, 2011. There being no changes, additions or corrections, Stan Hochstadt moved to accept the Minutes as written. Bob Reichert seconded the motion. ***The motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt and Fred Boland voting Aye.***

TREASURER'S REPORT

Bob Reichert reported that the cash position as of July 1, 2011 was \$402,836.67. Cash received was \$2,373.33 and included earned interest in the amount of \$142.69. Disbursements for the month of July were: Operating expenses at \$43,583.86 and Reserve expenses at \$6,121.00 and totaled \$49,704.86. The cash position ending July 31, 2011 was \$355,505.14. Assessment Receivables were \$124,890.55. Bob reported the balances in the money market and checking accounts.

Bob also commented that July operating expenses were \$14,435 lower than in June and considered average for this time of year. The reserve expenditure covered 50% payment to Gulf Coast Signs for 22 internal signs required for insurance purposes, and engineering costs for the kayak launch. Assessment receivables remain approximately the same as reported in June and is indicative of the slowdown in collections for this time of year. Stan Hochstadt made a motion to approve the Treasurer's Report as presented and send forward for audit. Aimee Schneider seconded the motion. ***The***

motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt and Fred Boland voting Aye.

Bob reiterated that at the July 21, 2011, Special Budget Meeting he made a motion, which Bob Lilley seconded, to adopt the 2011-2012 Proposed Budget which calls for an Annual Assessment in the amount of \$300.00 per lot, for presentation to the membership at the Annual Meeting. ***The motion passed with Rob Hancik, Fred Boland, Bob Reichert, Bob Lilley, Stan Hochstadt and Gordon Quick voting Aye. Aimee Schneider voted Nay.***

MANAGER'S REPORT

Mangrove Trimming – Sandy reported that the Association has received the FDEP Navigational Permit to trim mangroves in the subdivision. The trimming at the San Ciprian drainage canal was completed July 20, 2011. Future trimming along Bear Branch Creek will be completed as funding permits.

Front Entrance – Final work to connect the irrigation to County reclaimed water at the main entrance was conducted with CCU providing funding for a booster pump which was installed by Ed Rackeweg. Once electricity is connected, the system will be ready for use. An apparent lightning strike disabled the entrance sign photocell as well as the one at the Saragossa roundabout and is scheduled for repair.

Signage – The new sign at the Vincent Ave entrance was installed as well as the 22 internal community signs required for insurance purposes.

Park Area – The area recently cleared between the playground equipment and the entrance gate is in need of grading and one quote was received (SWFWMD compliance requirement). The area is becoming overgrown by weeds etc. Rick Mathis volunteered to apply round up and will obtain estimated costs.

A CCU water line break in the swale at Huancay reported by a homeowner there was repaired by CCU.

The drainage problem at Sol Court was repaired by Public Works and functioning well as evidenced by recent rains and reported by Mr. Spong, a resident who lives there.

As mentioned at the July Board meeting and after Bob Lilley's evaluation of the greenbelt, two large pine trees that, if they were to fall, appeared to pose a threat to a home at Acapulco Circle and were removed.

It was reported that the unfinished home on Peppercorn will be completed soon and the owners will be moving in. The home colors will be changed and the wooden partition will be removed and an enclosure shield installed to meet community standards.

Aquatics Systems will look at the drainage swale behind Tampico per Kay Chesney's request (vegetation overgrowth). The scheduling of the quarterly spray treatment of the designated swales as per the contract will be reviewed.

Miscellaneous Items

- The Real Estate Services Division of the County finished the mandated internal departmental review process and the BCC approved the two San Edmundo lots in addition to about 40 others as “surplus to County needs”. The County Purchasing Department will now be requested to prepare the paperwork for the bidding advertising process.
- Research into credit card processing continues with a recommendation for possible Board approval in September.
- Preparations are underway for the Annual Meeting, i.e., mailing of materials to the membership, PowerPoint presentation. Karen Bishop plans a “Meet and Greet the Candidates” potluck in the park on September 11th.
- The office security alarm was activated and responded to without further incident on Saturday, August 6th.
- The Association has scheduled mowing properties on Naiad (1), Boca Vista (1), Vincent (2), Perico (1), Nile (1), and Cedar Rapids (1). Work will be done on 8/12. Contact will be made with owner of another property on Cabana for mowing schedule.

OLD BUSINESS:

DIRECTOR REPORTS:

SAFETY & PREPAREDNESS – Fred Boland

Fred Boland reported that a leader is needed for the Neighborhood Watch program. He offered a preparedness suggestion that in the event you are at home and someone breaks into your home--activate your car alarm in the event of a burglary as a potential deterrent to burglars.

MECHANICAL & MAINTENANCE – Bob Lilley

See Manager’s Report.

LAKES WATER QUALITY – Bob Lilley

See Manager’s Report.

LONG RANGE PLANNING – Bob Reichert

Bob Reichert reported that the Committee reviewed the proposed Park Master Plan and its amenities at their last meeting held July 12th. Bob discussed the many presentations he has made for residents and availability for additional presentations. Bob also explained the Metropolitan Planning Organization (MPO) as a combined focus group of Sarasota, Lee and Charlotte counties. Their present focus is the widening of Burnt Store Road. The group was effective in bringing this priority to the Charlotte County Commissioners who will seek full widening through state and federal dollars. He reported that Commissioner Constance advocates for full widening of the road and that the County will secure the funding for Phase II that the developers were supposed to

fund. Fred inquired about the status of the reconfiguration of Zemel Road. Bob reported that Burnt Store Village and Burnt Store Colony objected to the three presented plans. A new proposal calls for the removal of the office building at the corner to enable straightening of the curve. Bob stated that this could take another 2 years since it is going to be federally funded. However, the section of road in front of our subdivision is slated for completion by 2015. Bob further reported that widening construction at the railroad crossing at 41 & Jones Loop is supposed to commence within the next week or two. It will call for closing the road for approximately 4-6 weeks with traffic being detoured around Taylor Road. The railroad will also be constructing a siding along the existing tracks.

COMMUNICATIONS – Aimee Schneider

Aimee reported on the two CIN messages that were transmitted: budget meeting on July 21st and the blood drive on July 25th.

BEAUTIFICATION & ENHANCEMENT – Gordon Quick

Gordy stated that the Committee met on August 3rd. He reported that the 22 signs were installed as reported elsewhere in these Minutes. He also reported that an on-going investigation into engineering costs for the additional street lighting at 5 various entrances into the community continues between the MSBU Advisory Board and Public Works. It was also mentioned that landscaping at the Vincent sign will be funded through a Charlotte County Grant. When completed, the irrigation system will be replaced.

COMMUNITY STANDARDS – Stan Hochstadt

Stan reviewed the community standard report by stating 3 parking violations were reported and resolved; 5 waivers for RV's and/or boat and trailers were provided; no sign violations; 4 lawn violations (all foreclosed properties and mowed by the Association); no trash can violations reported; 1 home maintenance violation reported; with no other violation issues reported by residents or directors. It was noted that a property owner on San Ciprian has installed Zoysia grass – a drought resistant, high quality type of grass. Excessive yard waste remains at a property on Vincent that Waste Management has not picked up due to the size and not being bundled. The property owner will be contacted.

ARCHITECTURAL REVIEW – Fred Boland

Fred Boland reported that two new home projects and an application to install a well for irrigation were submitted for review. The application for 24370 Peppercorn (91406) requires further submission of home color and roof material samples and a landscape plan. The site plan, pool, building and stem wall construction meet Association requirements. The builder requested a waiver from the Performance and Completion Bond and Escrow Agreement. Discussion ensued on reducing the amount of escrow required (10% or \$20,000) due to the builder's reputation in the community. It was motioned by Bob Reichert to accept the ARC recommendation to conditionally approve the new home construction at 24370 Peppercorn contingent upon receipt of house colors, roof sample, landscaping plan, full deposit of \$500 for the Clean Site Policy, and

a reduction of the escrow required in the amount of \$5,000. Gordon quick seconded the motion. ***The motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt, Gordon Quick and Fred Boland voting Aye.***

The application for new home construction at 17460 Cornflower (94810) was submitted with all requirements. The site plan, pool, building and stem wall construction as well as landscaping plan meet Association requirements. Due to the builder's reputation and experience in Burnt Store Lakes, a waiver of the Performance and Completion Bond and/or Escrow Agreement as well as the \$500 Clean Site Policy was recommended by ARC as well as approval of the plans as submitted. Stan Hochstadt made a motion to approve the new home construction at 94810 as submitted and waive the Bond and/or Escrow requirement and \$500 Clean Site deposit. Gordon Quick seconded the motion. ***The motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt, Gordon Quick and Fred Boland voting Aye.***

The application for installation of a well at 24456 Peppercorn (91314) was reviewed by the Board. All setback requirements have been met according to the site plan submitted. Fred Boland made a motion to approve the well installation at 91314 with Bob Reichert seconding. ***The motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt, Gordon Quick and Fred Boland voting Aye.***

COUNTY RELATED ITEMS

Bob Reichert's comments on SCCC activities were reported earlier in these Minutes. Sandy reported that the meeting between Rob Hancik, MSBU representative Dawn Harrison, and the electrical engineering firm for the additional lighting project will be rescheduled. The meeting was requested by the MSBU Advisory Board since the engineering costs appeared exorbitant.

NEW BUSINESS

None

ADJOURNMENT

Bob Reichert made a motion to adjourn the meeting at 6:50 p.m. Stan Hochstadt seconded the motion. ***The motion unanimously passed with Bob Reichert, Aimee Schneider, Stan Hochstadt, Gordon Quick, and Fred Boland voting Aye.***

OPEN FORUM

Beverly Mezger commented that for consistency, all builders should be required to complete the Performance & Completion Bond or Escrow Agreement in lieu thereof. Sandy explained the history of the implementation of the Escrow Agreement. In answer to Mike Wiesenthal's question, the agreement was reviewed and approved by our attorney (as well as the escrow agent's attorney).

Bob Beahn requested disclosure of the July 21st closed session of the Board held immediately following the Budget meeting. They were informed that the meeting involved personnel issues and results of the discussion would be provided at the

September 13th Board Meeting when all Board members will be in attendance. Bob Beahn further requested that the proposed Master Plan be placed upon the Annual Meeting Proxy for voting.

Frank Bishop spoke about property owners getting involved with the community by serving on committees. He felt strongly that the Master Plan shows future planning for the community over the course of several years and may or may not come to fruition depending on demographics.

Another property owner heard about potential obstacles regarding the Master Plan problems and requested an explanation. Sandy explained that SWFWMD will be changing the regulations in Charlotte County (as already done in surrounding counties) the early part of 2012. The new regulations will impose stricter water management requirements in that our site will need 3-4 times more land to handle water run off (swales, retention ponds, etc.) which would result in about a 20% reduction in usable land and the cost would be significantly higher. If our application to SWFWMD is submitted prior to the New Year, BSL would be grandfathered into the existing regulations. Sandy also reported that SWFWMD requested application of the entire 55 contiguous acres when we were informed that our Park entrance roadway was in non-compliance with SWFWMD requirements. SWFWMD agreed to allow permitting of just the roadway area due to the uncertainty of our future use of the roadway because of the widening of Burnt Store Road. A permit was issued for just that area.

It is important to note that the Association may not go forward with walking paths or construction of an alternate road to the Park (utilizing recently purchased lot) or any other activity in this space without SWFWMD permitting.

Fred Boland responded to another question regarding the number of portable toilets at some homes by stating they were required by the building department. Several homes are undergoing Chinese drywall replacement.

It was requested to issue another CIN message regarding mosquito spraying.

Open Forum ended at approximately 7:30 p.m.

Respectfully submitted,

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

The next regular meeting for the Board of Directors is scheduled for 6:00 p.m. on Tuesday, September 13, 2011 in the BSLPOA Conference Room located at 100 Madrid Blvd., Unit #212, Punta Gorda, FL 33950

August 18, 2011