

**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**

January 11, 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 January 6, 2011 (website and kiosk). Both postings meet the guidelines as set forth in the By-Laws. Sandy took the roll call as follows: Present were Rob Hancik, President; Fred Boland, Vice-President; Bob Reichert, Treasurer; Gordon Quick, Bob Lilley, and Aimee Schneider, Directors At Large. Stan Hochstadt was absent due to illness.

**Public Input:** Those in attendance were Scott Pitser, Charlie Burgese, Merline Hathcoat, Mike Wiesenthal, Bob Pietrasanta, Rick Mathis, and Bill Lounsbury. Mike asked what the billable hours were for legal so far with the fence issue on San Ciprian. Scott Pitser thanked everyone for the effort put forth for the Annual Meeting in October, the holiday decorations, and the playground in the Park. He also would like to see the Board continue their efforts in keeping the community looking referring to home maintenance and care.

**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 December 14, 2010. There being no corrections or additions, Bob Reichert made a motion to accept the Minutes as written. Gordon Quick seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Bob Lilley, Gordon Quick, and Aimee Schneider voting aye.***

**TREASURER'S REPORT**

Bob Reichert reported that the cash position at the beginning of December was \$498,858.29. Cash received totaled \$117,120.78 and included interest of \$112.35. This figure also includes \$4,600 received from the sale of a vacant lot the Association was deeded in lieu of foreclosure. Total disbursements for December were \$71,649.01. Operating expenses were \$68,202.79 which represents normal operating expenses including quarterly office space rent, entrance maintenance, legal fees, lake maintenance, Ibis Lake clean up, etc. In addition, the insurance premiums for all five policies were paid in December for the year 1/1/11 thru 12/31/11. The Reserve expenses were \$177.67; Dinner Dance was \$3,268.55. The Cash position on December 31, 2010 was \$544,330.06 and included the Vagabond escrow balance of \$16,830.17. Assessments receivable for the month ending December 31, 2010 was \$219,274.74. Bob stated this is a decrease of \$108,656.75 from the November 30, 2010 financial report as a result of assessments being received. He reviewed the balances in the various bank accounts. Bob Lilley made a motion to consider the December 2010 Treasurer's Report approved and send forward for audit. Fred Boland seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Bob Lilley, Gordon Quick, and Aimee Schneider voting aye.***

**OLD BUSINESS:****MANAGER'S REPORT**

**Park Restroom:** Sandy reported that construction is moving along as scheduled. Cement pad poured and block walls being erected. Water/Sewer will not be connected until building is up and electrical connections made. One document is remaining to be submitted by Banks Engineering for CCU meter installation approval and lift station start up.

**Park Road Compliance (SWFWMD):** Sandy stated that on December 29, 2010, Banks Engineering submitted letter of transmittal to SWFWMD along with the required documents. SWFWMD has issued us a temporary permit which gives us a 2-year extension before re-evaluation at the time the County engineers our section of BSR widening. Expansion of the Park Concept is being given to Banks for further enhancement. Rob stated that we intend to "Master Plan" the Rio Togas greenbelt area which will show future facilities that the community may like to have, i.e., football/soccer/baseball field, track, volley ball, shuffle board, bocce, tennis, basketball and an amphitheater, to name a few.

**Ibis Lake Clean-Up:** Since Bob Lilley is in attendance this month, Sandy asked that he report on the status of the clean up of the northwest portion of the large island. Bob reported that the contractor did an excellent job with the clean up. Lime was applied to neutralize the soil and native plantings were installed. Contractor will water until mid-February when a volunteer group will take over the watering until the rainy season commences. Bob will evaluate the number of plantings that perish or survive this period of time. The experience will determine whether future plantings for the remaining portion of the island clean up will be done. Once the islands are cleared of invasive species, Bob intends to devise an ongoing yearly maintenance program.

**Mangrove Trimming:** A follow up email was sent this morning to Jesse Reade (FDEP) asking for information on the existence or non-existence of a "Conservation Easement" on file with the FDEP for Bear Branch Creek. We have asked this question on 11/5, 12/3 and now 1/11. If response is not received by Monday, 1/17, contact will be made to the Director of the Fort Myers FDEP office.

**Front Entrance Irrigation & Landscaping Grant Money:** The \$28,000 remaining in the landscaping grant should be placed on the B&E Agenda for February. Rob has suggested that it be utilized in conjunction with the new lighting at Saragossa, Peppercorn, Cabana, Rio Togas, and Vincent. This will be discussed at the MSBU meeting scheduled for January 19<sup>th</sup>.

**Insurance:** We have requested our insurance agent to add insurance coverage for the playground equipment as of 1/10/11.

**MSBU Appointments:** A request has been submitted to Dawn Harrison (DPW) asking if the Commissioners made the new appointments to the Advisory Committee.

**Administrative:** The required annual filing of the Corporate Annual Report with the FL Dept. of State Div. of Corporations was done on January 5<sup>th</sup>. This report shows the Principal Address, mailing address, registered agent name and address and list of officers and directors for the Association.

We will be preparing to send out the second notice to those property owners who have not paid their assessments as of January. This notification is required to be sent via certified mail and gives them the 45-day legal notice before filing a lien on the property.

**Pest Control:** The office has been experiencing a palmetto bug problem. Sandy asked for approval to enter into a service agreement for treatment. There is sufficient money in the Repairs and Maintenance portion of the Operating Budget. Aimee and Fred submitted two additional company names to solicit for quotes.

## **DIRECTOR REPORTS:**

### **SAFETY & PREPAREDNESS – Fred Boland**

No report.

### **MECHANICAL & MAINTENANCE – Bob Lilley**

Bob reported that drainage work at Mint Lane as well as the greenbelt behind Lot 86408 on San Ciprian is being scheduled. Due to budget constraints, we have dropped off maintenance around Bear Branch Creek. Sandy previously reported on the status of the mangrove trimming with FDEP.

### **LAKES WATER QUALITY – Bob Lilley**

Bob reported that the lakes are doing very well—water quality has improved as well as the general health of the lakes. He recently met with Aquatic Systems to keep on top of the program. He is also working on increasing the aeration in three of the lakes. He is contacting an electrician for a cost estimate to connect to existing service. The budgeted dollars only allowed for purchase of additional aeration compressors/heads and not additional services required for the installation. He plans to work within the budgeted allowance. Bob Reichert suggested contacting Dick Kopsack for electrical consultation.

Bob noted that some property owners have complained that Aquatic Systems personnel have killed some of their littoral plants during the weed/algae spraying process. Bob has developed a system to aid in preventing this from happening by providing reflector rods at a nominal cost to the property owner. These rods may be placed in the water to designate the area(s) that should not be sprayed.

### **LONG RANGE PLANNING (LRP) – Bob Reichert**

Bob Reichert reported that the playground installation has been completed by a dedicated group of approximately 12 volunteers that put in about 600 man hours. The final step included placement of wood chips and rubber mulch along with rubber curbing around the equipment. Bob and a group of volunteers also began building additional park benches. A February LRP meeting is being scheduled.

Bob Lilley noted that the Board sponsored potluck is scheduled for January 16<sup>th</sup>, and he has asked Bob Reichert to speak on the playground equipment, and Rob Hancik to report on the Park in general—including a proposed Master Plan.

### **COMMUNICATIONS – Aimee Schneider**

Aimee reported that one notification was sent during December/January that involved updated progress of the playground equipment and the many who volunteered to assist. She also reported that the Newsletter was completed and mailed to residents the week before Christmas.

### **BEAUTIFICATION & ENHANCEMENT – Gordon Quick**

Gordy reported that the B & E Committee met on January 3, 2011, after removal of the holiday decorations. Proposed projects for 2011 were discussed. The entrance sign at Vincent and Cape Horn is in the design process and it will be similar to the main entrance sign but scaled down. Many of the plastic red bows used on the wraths were damaged beyond repair by the high winds in December. Almost all of the red felt bows have faded. With some of the remaining budgeted funds, additional bows will be purchased during post holiday sales. Gordy asked if we would find out at the next MSBU meeting how many light poles are going to be provided at each of the requested additional entrances. Rob stated that we will not know this until the electrical engineers have completed their illumination study. Best guess is about 30 total. Sandy asked that B & E look into new signage at the Park. Money has been budgeted to replace the 'internal' signs throughout the subdivision; however, a few should be reserved for the Park with wording apropos to this area. Also discussed was distribution of the combination to open the gate lock at the Park entrance. Bob Reichert also reported that the 'back' gate to the Park has been repaired.

### **COMMUNITY STANDARDS – Stan Hochstadt**

In Stan's absence, Aimee reported that one violation was reported for vehicle signs and parking. There were no requests for Trailers/RV/Camper waivers. One sign violation observed, and no violations reported for landscaping/yard maintenance. Two trash can violations were reported and there were no home maintenance violations reported during this period. Regarding the ongoing trashcan and parking violations at the Acapulco Gardens condominium units, a call to Star Management reiterated that they are not paid to manage or address the violations. The bank is currently reviewing the property and recently had the property appraised for possible sale. Star Management may be able to provide contacts for some of the units that are rented and have a property manager connected to it, but we have no way of knowing which unit the tenants/residents are in. Bob Reichert stated he spoke with Stan Hochstadt and reported that Stan is willing to head up the Community Standards Committee. After discussion, it was agreed that Stan would be the 'contact' person, i.e., if a director(s) sights a violation he/she should report it to Stan for follow up and action. Fred asked if the fine structure procedures were in place. The procedures are in the process of being written prior to instituting the program and appointing an arbitration committee as required by State Statute.

### **ARCHITECTURAL REVIEW – Fred Boland**

Fred Boland asked the Board to accept ARC's recommendation and approve home color change for 90903. Bob Reichert motioned for approval with Bob Lilley seconding the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Bob Lilley, Gordon Quick, and Aimee Schneider voting aye.***

### **COUNTY RELATED ITEMS – Bob Reichert**

Bob noted that the last SCCC meeting was held on 12/9, and made his report to the Board on 12/14. SCCC did not meet during the holidays, and the next meeting is scheduled for January 27<sup>th</sup>.

Rob Hancik stated the MSBU was covered under the Manager's Report and that the Advisory Board is scheduled to meet on January 19<sup>th</sup>.

### **MISCELLANEOUS**

Potluck will be held Sunday, January 16<sup>th</sup> at 1:00 p.m.

Bob Reichert reported that Burnt Store Village looked at our Playground equipment installation and has decided to do the same in their community.

### **NEW BUSINESS**

None

### **ADJOURNMENT**

It was motioned by Bob Reichert and seconded by Bob Lilley to adjourn the meeting at 6:55 p.m. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Bob Lilley, Gordon Quick, and Aimee Schneider voting aye.***

### **OPEN FORUM**

Bill Lounsbury asked if the drainage swale will be cleaned out between the San Ciprian weir down to Bear Branch Creek. Response was affirmative. Bob Lilley stated that the maintenance (Bushhogging) along Bear Branch Creek will not be done. Bill inquired about his appointment to the MSBU Advisory Board (as an alternate). Sandy will follow up with the County on the status.

Charlie Burgese reported a deed restriction violation on Vagabond with illegal parking and unleashed dogs. The Board will look into the situation and send appropriate correspondence to the occupant of the house.

Rick Mathis asked if signage wording was first approved by Legal. Response was affirmative. He also asked if the Association will have a dog park. Rob stated that it has been included in the Master Plan for future consideration.

Open Forum ended at 7:10 p.m.

Respectfully submitted,

Sandra J. Funk, Secretary  
to the Board of Directors

**Note:** The next regular meeting for the Board of Directors is scheduled for Tuesday, February 11, 2011 at 6:00 p.m. in the Conference Room of the BSLPOA located at 100 Madrid Blvd, #212, Punta Gorda, FL 33950