

**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**

March 8, 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 March 6, 2011 on the kiosk. Due to webhost difficulties, the Agenda was not posted on the website. The 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, Stan Hochstadt and Aimee Schneider, Directors At Large. Bob Lilley, Director at Large, was absent due to illness.

Public Input: Those in attendance were Rick Mathis, Bob Pietrasanta, and Mike Wiesenthal. No comments were offered at this time.

DISPOSITION OF MINUTES

Rob asked if there were any corrections or additions to the Minutes of the regularly scheduled Board of Directors meeting held on February 8, 2011. 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, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

TREASURER'S REPORT

Bob Reichert reported that the cash position at the beginning of February was \$542,040.44. Cash received totaled \$24,455.95 and included interest of \$135.73. Total disbursements for February were \$26,578.19. Operating expenses were \$23,538.56 which represents normal operating expenses. The Reserve expenses were \$3,039.63. The Cash position on February 28, 2011 was \$539,918.20 and included the Vagabond escrow balance of \$16,830.17. Assessments receivable for the month ending February 28, 2011 was \$179,726.02. Assessments receivable went down by approximately \$21,500 from January's reporting. As of the end of February last year the assessments receivable was \$150,700, which was \$29,000 lower than the current \$179,726. Bob reviewed the balances in each of our accounts. Stan Hochstadt made a motion to consider the February 2011 Treasurer's Report approved and send forward for audit. Gordon Quick seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

Bob reported there is \$471,888.33 in the Money Market account. Since these funds are only FCID insured up to \$250,000, he suggested we move approximately \$221,888 out of the account by transferring \$22,000 into the checking account since we are nearing increased expenses with the mowing contract, etc. Bob researched obtaining CD's through other banks. After discussions with Regions, we can obtain CD's through their brokerage firm (Morgan Keegan). The interest rates are running about .05% no matter where you move the money. It is suggested to place \$90,000 in a one-year CD and obtain two additional six-month CD's at \$55,000 each. Discussion ensued on why CD's may not be obtained through Regions (BSLPOA is 'one' entity, therefore all monies on deposit in interest bearing accounts fall under the \$250,000 FCID limit). Gordon Quick made a motion to obtain the above CD's through Morgan Keegan (\$90,000 at one year; two \$55,000 CD's at 6-months each), stipulating a written no early withdrawal fee if funds are needed prior to CD maturity. Stan Hochstadt seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

OLD BUSINESS:

MANAGER'S REPORT

Park Restroom: Sandy reported that construction is completed. Water meter has been installed and lift station will be tested this week. Accessories to be installed this week and floors epoxied. Restroom will be operational by March 13th. Easement survey by Banks Engineering filed in courthouse last week and delivered to CCU for water meter installation. Follow up paperwork (notarized materials) will be submitted to CCU next week to complete the project. Sandy noted that when grading is completed, some landscaping around the building should be considered. Sod should be placed in front of the building. Beautification will look at landscaping. Bob Reichert will arrange to move two benches alongside the pathway overlooking the lake.

Master Plan concept was given to Banks Engineering for enhancing the amenities in the greenbelt adjacent to the Park. Banks submitted a proposal for the Master Plan design in the amount of \$3,800. Discussion ensued on the County's plan to widen Burnt Store Road and the effect taking of land will have on the Association. It was felt that having a Master Plan in place would possibly influence County land acquisition plans. It was also noted that implementation of any of the amenities put forth on a Master Plan would not be funded all at the same time. It would be structured in phases over a period of time (i.e., 1-2 years, 5 years, 10 or even 20 years). The Plan will also be integrated with those for the inner Park area. Aimee asked if other engineering firms were asked to quote. Rob responded by stating that due to our experience with Banks in engineering the inner Park for the restroom facility (including water and sewer) and Swiftmud permitting, and Swiftmud permitting of the Park road compliance issue, as well as their involvement with engineering the widening of Burnt Store Road for the County, it was a logical choice. Further, when it comes time to implement the various phases of each amenity, Swiftmud approval will be mandated and Banks has this experience with our subdivision to facilitate the necessary permit application(s). Bob Reichert motioned to proceed with the Banks Engineering proposal to design a Master Plan for the Park and greenbelt area(s) in an amount not to exceed \$3,800, with Gordon Quick seconding.

The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.

Mangrove Trimming: Currently in the process of setting up meetings with prospective contractors. One meeting is scheduled with EcoSystems at 1:30 p.m. tomorrow (3/9), and Suncoast for 8:30 a.m. on Thursday (3/10). Celeste contacted about 5-6 contractors who can handle FDEP permitting applications, estimate cost to accomplish, and provide the actual trimming services or provide recommendations for other licensed contractors to perform the trimming. Two types of permits will be applied for: (1) a drainage exemption permit to clear out from the Weir on San Ciprian to Bear Branch Creek; and (2) a navigational permit to trim other areas.

Additional Lighting & Landscaping at Other Entrances: Received call from Chris Beers at Johnson Engineering today regarding lighting and landscaping. The County has put out requests for engineering bids. Chris wanted some additional information on what we are requesting at the various entrances that were discussed at a recent MSBU meeting. Tara Musselman (MSBU) is coordinating installation of a well at the front entrance for irrigation since the reclaimed water system is inadequate for our needs. Fred inquired if we could ask the County to install a street light and/or clean up trees that are obstructing the line of sight at the intersection of Burnt Store Road and Vincent Avenue.

MSBU Appointments: Dawn Harrison (Public Works) reported to the office that Bob Pietrasanta and Rick Mathis were appointed by the Commissioners on February 22nd to serve on the Advisory Board and Bill Lounsbury was to be appointed in March (checking on status). The next MSBU meeting is scheduled for Tuesday, March 22, 2011 to review the budget and the lighting project.

Mechanical & Maintenance: The Mint Lane and San Ciprian drainage project is scheduled to be done on Saturday, March 26th, by Brian Dugo. He will do the work under another contractor's Charlotte County license. The dirt he removes from the "finger" on Mint will be allowed to 'dry out' before moving it to San Ciprian. He will move the dirt second week in April to San Ciprian and regrade this area to correct a drainage problem.

Joe Tancer of All Lots finished mowing the ditches last week. The ditch between Cape Horn and Mint Lane was not done since it had too much water.

Administrative:

Deed Restriction Revision Committee (Formation) – As per the Board's discussion with our attorney, he suggested it may be time to start the process of revising the Deed Restrictions. He outlined a procedure to begin this process. It will take a few years to accomplish; however, it may be time to begin laying the groundwork in order to obtain the necessary votes of the membership. The legal costs are estimated at around \$15,000 and this does not include required mailings to the membership and special meeting of the membership. These funds can be budgeted over a period of the estimated timeframe to complete the process (i.e., 5 years). After discussion, Bob Reichert made a motion to form a committee to devise a plan to revise the Deed

Restrictions. Fred Boland seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.*** (Note: A CIN message will be sent to property owners asking for volunteers to participate in this undertaking.)

Directory – We are halfway through the verification process. Many property owners (approximately 1/3) have not responded to request for permission to print their information. PCI Communications is getting pressure from the advertisers. Other office priorities have pushed completion of database back. Lengthy discussion ensued including electronic means (via website), etc. A PDF file could be printed out for those who want a hard copy or for those who do not have computer access. Bob Reichert suggested utilizing “Constant Contact” as a means of communication (newsletters, CIN messages, etc.) The cost is \$360/year (less 30%). Aimee suggested a less expensive software program available through Adobe called Adobe Dreamweaver. Cost would be the initial purchase of the program. If PCI will print the directory with the current verified names, distribution would be limited to only those who have their names in the Directory. PCI only prints enough directories for those names listed in it plus 10%. It was decided to send out a CIN message requesting permission for printing giving a deadline of 3 days for response—then go forward with submitting the database to PCI for printing.

Office Computers – Both office computers were replaced. Problems with the switchover should be resolved by next week.

Miscellaneous – Bob Reichert asked that the weir at Spoonbill Lake be sprayed for weeds by Aquatic Systems. They were contacted and even though this area is not in the contract, they agreed to spray treat this area. Office staff was asked to contact Econo Pest Control for mosquito spraying in the Park. They do not spray for mosquitoes. An alternate solution is being investigated.

Stop Sign – An inquiry was made by Jimmy Langton (Cape Horn/Vincent resident) regarding making this intersection with Cape Cole Blvd. (Marina) a four-way stop sign. An email was sent to the Marina and they declined to support it at this time. Public Works was contacted and they will coordinate having a four-way stop warrant analysis performed. They will follow up with us as to status, schedule and results.

DIRECTOR REPORTS:

SAFETY & PREPAREDNESS – Fred Boland

Fred reported sighting persons illegally fishing in Pelican Lake. The Sheriff’s office was contacted and they responded. Bob Reichert expressed concern about the security in the Park. The Park gate has been left open due to the construction of the restroom. He has observed some teens on a golf cart and one in a black car that have been littering and maneuvering around the fencing over the two pipes near the restroom (weir) which is a dangerous situation. He expressed the need to tighten up security in the Park. For future budget consideration, he has contacted fencing contractors for pricing of fencing near and around entrances. He also purchased a new lock for the gate. The restroom doors are keypad coded.

MECHANICAL & MAINTENANCE – Bob Lilley

In Bob's absence, this item was covered in the Manager's Report.

LAKES WATER QUALITY – Bob Lilley

Clarke completed the second midge fly treatment.

LONG RANGE PLANNING (LRP) – Bob Reichert

Bob Reichert reported that LRP had a lengthy meeting last month and will send the report to the office for distribution. He has another meeting scheduled for later this month at which time they will choose a chairperson and Bob will act as Board liaison.

COMMUNICATIONS – Aimee Schneider

Aimee reported there were two CIN messages sent since the last Board meeting. (1) Request to assist with Charlotte County Utilities water study for Clean Water Safety Act was issued on February 18th; (2) Long Range Planning volunteer recruitment was sent on February 11th. She stated that the Board discussed the Directory under the Manager's Report. It was also decided to re-send the Charlotte County Utilities water study CIN message.

BEAUTIFICATION & ENHANCEMENT – Gordon Quick

Gordon reported that most of the items in the Committee's March 3rd Minutes were covered earlier in the meeting. The plan for the new sign at the Vincent entrance is delayed due to problems with the company that bought Images (the supplier of our Cape Horn sign). Pictures were taken of the existing sign and the contractor is developing a rendering for a new sign and should have it next week. In the interim, the Board decided to look into other suppliers.

Gordon discussed concerns of a property owner who lives adjacent to a greenbelt area off Vincent Avenue. The property owner is apprehensive about unauthorized usage of the area. Gordy presented a "Notice of Trespass Warning" note that could be placed on vehicles parked in this greenbelt without a "yellow sticker" (which signifies they are a property owner). The legality of placement and wording of the notice should be reviewed by the Sheriff's Office as well as our attorney. Office staff will contact both for input/opinion.

Bob reported that we have purchased two new U.S. flags for the flagpole as well as a FL State flag.

COMMUNITY STANDARDS – Stan Hochstadt

Stan reported that no violations were reported for vehicle signs and parking. There were three requests for Trailers/RV/Camper waivers. No sign violations observed, and three violations were reported for landscaping/yard maintenance—of which two are

either resolved or in the process of resolution. Three trash can violations were reported and all are resolved, and there were no home maintenance violations reported during this period.

Policy #3 Enforcement of Deed Restrictions was completed per the recommended changes and the Fine Structure Table was amended. Gordy discussed the changes that were incorporated into this latest revision. He also discussed the timeframe for correction of violations. The Fine Structure Table reflects changes previously discussed; in addition, a modification will be made under the Policy Scope and becomes sub-paragraph A, in that “fines may be levied against the properties for violations by the owner, family members, guests and invitees. It is the responsibility of the property owner to seek recuperation of his/her costs when the violation was a result of another person such as those named.” This signifies the Association is not held responsible. Based upon these changes, Gordon Quick made a motion to adopt Policy #3 with the revisions discussed including amending the July 13, 2010 notification and fine schedule sent to the membership which became effective October 1, 2010. Fred Boland seconded the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

Aimee developed a Deed Restriction Violation Form for use by the Board of Directors to report violations for corrective notification/action to the Property Owner. This was sent to the Board for review. If anyone has any corrections, additions or changes to this form it will be done administratively outside of this meeting.

ARCHITECTURAL REVIEW – Fred Boland

Fred Boland asked the Board to accept ARC’s recommendation and approve home color change for 88420 on Acapulco. Bob Reichert motioned for approval with Stan Hochstadt seconding the motion. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

Fred also reported that the office was contacted regarding building contractor at 97101 on Isaac was cleaning out mortar buckets in Kingfisher Lake. The builder was asked to resolve the issue and require the subcontractor to clean up the shoreline as needed and to provide water on site for construction purposes.

COUNTY RELATED ITEMS – Bob Reichert

Bob noted that the last SCCC meeting was held on February 24th, at which the City of Punta Gorda’s Mayor Harvey Goldberg made his State of the City Address. Bob said the status of the City is excellent. The City is supportive of the Seminole railroad crossing project. After the Address, they moved onto their regular agenda. FDOT will be installing a traffic signal at US 41 and Acline when construction begins on the Alligator Creek Bridge on Burnt Store Road (it will not be permanent). The next meeting is scheduled for April 28th.

Rob Hancik stated the MSBU was covered under the Manager's Report and that the Advisory Board is scheduled to meet on March 22nd.

MISCELLANEOUS

Multi-Family/Single Family Lot Status – As a result of an amendment to the Deed Restrictions by the Developer (PGI, Inc.) on 7/23/1991, the multi-family status of sixteen (16) lots in the subdivision was changed to single family status. Most of the owners of these lots were unaware of the amendment when they purchased at various times since the amendment. They have been paying County taxes based on multi-family status since the County does not recognize any Association amendments and relies on the original plat designation. After considerable deliberation, the Board felt this was bias and unfair. Therefore, Bob Reichert made a motion to waive the 7/23/1991 amendment to the Deed Restrictions to allow the owners of these 16 lots to have the benefit of multi-family use. Stan Hochstadt seconded the motion. ***The motion passed with Rob Hancik, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye, and Fred Boland abstaining.***

NEW BUSINESS

None

ADJOURNMENT

It was motioned by Stan Hochstadt and seconded by Bob Reichert to adjourn the meeting at 7:50 p.m. ***The motion unanimously passed with Rob Hancik, Fred Boland, Bob Reichert, Stan Hochstadt, Gordon Quick, and Aimee Schneider voting aye.***

OPEN FORUM

Rick Mathis inquired about the piping stored on Saragossa. It was explained that it is a staging area in County right of way for Burnt Store Village's water/sewer replacement piping project. He also asked about the Park Master Plan and if it would be shown to the County. Rob responded in the affirmative. Rick also inquired about the Deed Restriction Revision Committee. Rob stated that anyone interested may be part of the committee which may decide to divide the project into phases/sections among the participants. Rick also graciously volunteered to clean the restrooms in the Park. Rick reported that he attended a meeting held by Lee County regarding the widening of their portion of Burnt Store Road to six lanes.

Open Forum ended at 8:00 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, April 12, 2011 at 6:00 p.m. in the Conference Room of the BSLPOA located at 100 Madrid Blvd, #212, Punta Gorda, FL 33950