

**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**

June 14, 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 June 10, 2011. Both postings met the guidelines as set forth in the By-Laws. Sandy took the roll call: present were Rob Hancik, President; Fred Boland, Vice-President; Bob Reichert, Treasurer; Gordon Quick, Stan Hochstadt, Directors At Large. Bob Lilley arrived after the meeting began, and Aimee Schneider was absent.

Public Input:

There was no public input at this time. Mike Wiesenthal, Rick Mathis, Dale DeKraker, and Bob Pietrasanta were in attendance.

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 May 17, 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 Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

TREASURER'S REPORT

Bob Reichert reported that the cash position on May 1, 2011 was \$480,352.48. Cash received totaled \$6,743.47 and included interest in the amount of \$251.46. Disbursements for the month of May were \$24,499.37. Operating expenses were \$20,826.87 and Reserve Expenses were \$3,672.50. The Cash position ending May 31, 2011 was \$462,596.58. Assessments Receivable for the month ending May 31, 2011 was \$127,283.64. Bob reported on the balances in the checking and money market accounts.

Discussion involved explanation that operating expenses for May were \$22,000 lower than in April. The purchase of lot 90708 was reflected. The cash received in May was approximately \$11,000 less than reported in April. This is due to slow down in collections. The reserve expenditure in May was for development of the conceptual master plan. Assessments receivable were down only slightly from April. There are 151 assessments that remain outstanding for the current fiscal year. A lien has been filed in the Courthouse on each of these properties. Our collection rate as of May 31st is 93%.

Stan Hochstadt 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, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

MANAGER'S REPORT

Sandy reported that at the May Board meeting, the mangrove trimming contract was awarded to Suncoast Environmental. The FDEP suggests obtaining only one navigational permit to cover the entire subdivision including the exemption for the San Ciprian drainage canal from the weir to Bear Branch Creek. Application to the FDEP was processed on June 7th. When the permit is issued, the drainage canal will be the first area addressed. The second task, depending on funding available, will be to continue trimming from the drainage canal at Bear Branch eastward to Cape Horn.

At the front entrance, the conduits were located and communication is ongoing with CCU to improve the water pressure from the reclaimed water lines by installing an inline booster pump. Once this problem has been resolved, our irrigation contractor will repair/install the existing system on the south side of Cape Horn that is currently not functioning. Bob is also adjusting the drip system in the center island which has not been operating properly. Sandy is following up with Public Works in obtaining the as-builts for the front entrance. The lights at the entrance sign will be replaced by Solo Electric tomorrow (June 15th).

In the Park, Enviro-Friendly completed 3-days of bush hogging and grinding the area from the park gate to the playground and back gate. Now that the area has been opened up, quotes are being obtained from contractors to fill in low lying areas for mosquito control. It is planned to utilize stockpiled dirt in the adjacent greenbelt for this purpose. This work will also prepare a portion the area required by the SWFWMD issued permit to bring the park road into compliance.

A request for tree maintenance (two pine trees) in the greenbelt area was made by a resident on Acapulco and will be investigated by Bob Lilley. Dale DeKraker will also look at the greenbelt. He has been removing Brazilian pepper trees from in that vicinity.

In Bob Lilley's absence, Sandy brought to the attention of the Board the ongoing unsatisfactory performance and ability of the contractor, Andrew J. Murray, Inc., to meet the terms of the mowing and landscaping contract over the past several months. A draft letter was prepared and presented to the Board for review and approval. After further discussion, Bob Reichert made a motion to terminate the contract in 30 days in accordance with the terms of the contract, and award the balance of the contract to A&L Landscaping effective August 1, 2011. The motion was seconded by Fred Boland. ***The motion unanimously passed with Bob Reichert, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

Sandy reported on miscellaneous items such as that the process of forming a Deed Restriction Review Committee continues. Communication continues with the Charlotte County attorney regarding the two San Edmundo lots owned by the County. We received a telephone call from the County's Real Estate Department this afternoon, and they are going to start the process of getting these lots out of County inventory. He

stated that F.S.S. 125 covers the requirement that the lots to go out for bid. This will probably not occur until sometime in September. A preliminary budget for the fiscal year 2011-2012 was drafted.

Bob Lilley arrived at the meeting at 6:25 p.m., and was briefed on the Murray contract cancellation and concurred with the Board's decision. Bob also looked at the greenbelt area on Acapulco this afternoon. He did not see anything that needed our immediate attention.

A resident asked if the Board would agree to his painting a mural on one of the Park restroom walls (for the cost of the paint). It was the consensus of opinion to defer this project into the next fiscal year and determine the cost for possible inclusion into the next budget.

OLD BUSINESS:

DIRECTOR REPORTS:

SAFETY & PREPAREDNESS – Fred Boland

There was nothing to report at this time. A leader is still needed for the Neighborhood Watch program. Rob Hancik stated that Burnt Store Village is trying to form a Neighborhood Watch program.

MECHANICAL & MAINTENANCE – Bob Lilley

Items were discussed and reported under Manager's Report. Bob stated he will follow up with obtaining bids for the Park fill dirt and grading.

LAKES WATER QUALITY – Bob Lilley

Bob Lilley reported that Aquatic Systems has completed a quote to provide installation of additional aeration in the Lakes. This project was deferred this fiscal year due to midge fly control expenditures. The cost of aeration installation in accordance with this quote including electrical services will be included in the 2011-2012 proposed budget.

Bob will also tour the Lakes with Denny Kunish of Aquatic Systems to look at the increased growth of in the lakes. Bob Lilley reported that the latest midge contract has been completed. Several residents reported an outbreak of midges on Egret Lake. Bob looked around this lake and could not find any evidence of midges. Mosquito control was also discussed. Residents are encouraged to report mosquito outbreaks to the County (aerial and truck spraying).

Bob also reported on a retention wall system (sandbags) known to be efficient and less expensive as compared to riprap or concrete installation along the shoreline. He described the materials and process to the Board and stated it was 100% effective. After discussion, Bob Reichert made a motion to approve use of Delta Lock bags or similar material for erosion control by residents. Residents are required to have at least one or two Board members look at the proposed erosion control project with the property owner submitting a request in writing along with a site plan showing where the

approved materials will be placed and in accordance with the Shoreline Policy (to be amended to include use of the Delta Lock bags or similar material). Bob Lilley seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

A resident request was presented to install the Delta Lock system for erosion control at 83709 (approximately 160 linear feet). Bob Lilley previously inspected the area. Bob Lilley made a motion to approve the request with the stipulation that the property owner submit the request in writing along with a drawing/site plan. Stan Hochstadt seconded the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

LONG RANGE PLANNING – Bob Reichert

Bob stated that the Committee is scheduled to meet at 3:00 p.m. tomorrow (June 15th).

COMMUNICATIONS – Aimee Schneider

The Communications report was provided to each Director in Aimee's absence. Two CIN messages were sent during this period: the first regarding the Annual Meeting and second providing a number to call for mosquito complaint or control. The Newsletter was sent to the printer on May 31st and will be mailed out by them automatically.

BEAUTIFICATION & ENHANCEMENT – Gordon Quick

Gordon reported that no meeting was held in June.

ARCHITECTURAL REVIEW – Fred Boland

The ARC recommended approval of two home color changes at 89020 and 90309 as well as an enclosure shield at 97409. Fred Boland made a motion to approve the three requests. Bob Lilley seconded the motion. ***The motion passed with Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye. Bob Reichert abstained.***

Fred also reported that the new home construction at 97101 was completed; a Certificate of Occupancy issued on 6/3/11, and escrowed monies returned to the owner. The Association received \$7.02 interest on the escrow monies.

COMMUNITY STANDARDS – All

Stan Hochstadt reviewed the community standard report as follows: No violations were reported for vehicle signs and parking, or For Sale/For Rent signs. No Trailer/RV/Boat waivers were provided. Nine violations were reported for landscaping/yard issues of which all were resolved. Out of the eight trash can violations reported, seven were resolved. The two violations for home maintenance were resolved. There were no other issues noted by residents or directors. Aimee Schneider and Stan Hochstadt are scheduled for deed restriction review for June/July.

Lengthy discussion ensued on various deed restriction issues; namely, yard waste pick up. Rob Hancik suggested that a special meeting of the Board be held to discuss in detail the aspects of deed restriction violation procedures as allowed by Florida State Statute.

COUNTY RELATED ITEMS

The SCCC meeting was held on May 26th. Bob Reichert reported there was nothing important to report.

A MSBU Advisory Board meeting is scheduled for June 30th. The additional lighting project for five entrances will be updated and possible request for additional sidewalk along Rio Togas from Cape Horn to Nutmeg Road.

MISCELLANEOUS

Rob reviewed the new office schedule with the Board that reflects.

NEW BUSINESS

Nominating Committee - Fred Boland made a motion to appoint Karen Bishop, Joyce Punt, James Brown, Richard Mathis and Charles Burgese as the Nominating Committee to form the Slate of Candidates for election of Directors at the Annual Meeting. The motion was seconded by Gordon Quick. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

ADJOURNMENT

Fred Boland motioned to adjourn the meeting at 7:20 p.m. with Stan Hochstadt seconding the motion. ***The motion unanimously passed with Bob Reichert, Bob Lilley, Gordon Quick, Fred Boland, Stan Hochstadt and Rob Hancik voting Aye.***

OPEN FORUM

Bob Pietrasanta stated that the Newsletter had a lot of good information regarding our Association assessments. Rob reiterated the fact that the accounts receivable have an impact on the budget and affects a portion of each property owners' assessment that is paid. Bob Lilley discussed foreclosing on lots in arrears—however, caution must be exercised in the cost of recovery as well as any mortgages attached to the properties. The Association is very active in trying to collect past due assessments. Mike Wiesenthal compared national to local issues—if you tax, you should cut. Bob Reichert responded by stating the Board has made cuts for 5 years and delayed, put back or eliminated projects from the reserves and utilized them to keep the budget and assessments at a reasonable rate. If the Board fails to budget properly, they become derelict in their fiduciary responsibility to the property owners. Mike stated he had suggested last year mowing every 5 weeks vs. 4 weeks. Bob Lilley responded that we are currently under a two-year contract to mow 7 times/year that was signed prior to his suggestion. His suggestion would have to be considered when the current contract is

concluded. Bob stated that weather from year to year is a factor for consideration as well as a contractor signing on with the possibility of eliminating a specific mowing(s). Discussion continued on the number of Newsletters published over the past several years, as well as other budget line items including the reserves for disaster recovery.

Open Forum closed at 7:40 p.m.

Respectfully submitted,

Sandra J. Funk, Secretary
To the Board of Directors

The next regular meeting for the Board of Directors is scheduled for Tuesday July 12, 2011 at 6:00 p.m. in the Conference Room of the BSLPOA located at 100 Madrid Blvd., Unit #212, Punta Gorda, FL 33950

June 30, 2011