

**BURNT STORE LAKES PROPERTY OWNER'S ASSOCIATION
MINUTES OF BOARD OF DIRECTOR'S MEETING
HELD IN THE BURNT STORE LAKES CONFERENCE ROOM
100 MADRID BLVD., UNIT #212 PUNTA GORDA FL 33950**

May 12, 2009

CALL TO ORDER, PROOF OF NOTICE and ROLL CALL

Jim Brown, President called the meeting to order at 6:00 p.m. Secretary, Sandy Funk announced that the Meeting Notice and Agenda were both posted on Friday May 8, 2009. Both postings met the guidelines as set forth in the By-Laws. Sandy took roll call of the directors as follows: Jim Brown, President; Rob Hancik, Vice-President; Fred Boland, and Marion Jinkens, Directors at Large were present. Jim Thiel, Treasurer; Scottie Pitser and Bob Lilley, Directors at Large, arrived after roll call.

Public Input: Rick Mathis was present; no comments were made.

DISPOSITION OF MINUTES

Jim asked if there were any corrections or additions to the Minutes of the regularly scheduled Board meeting held on April 14, 2009. There being none, the Board members present accepted the April 14, 2009 Minutes by unanimous consent.

TREASURER'S REPORT

Jim Thiel reported that our cash position as of April 1, 2009 was \$538,182.01. Cash received for April was \$5,118.15 and included interest earned in the amount of \$2,235.12, and total disbursements for April were \$38,272.51. The BSL cash position at the end of April was \$505,027.65. The total Assessments Receivable at month ending April 30, 2009 was \$90,239.32. The Wachovia Bank account remains open until final check is cleared, which should be early in May. Jim asked if there were any comments on the financial report. There being none, Scott Pitser moved that we approve the Financial Statements and send forward for audit. Motion seconded by Marion Jinkens. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

Board of Director input was requested in preparation for next year's budget (2009-2010). Rob Hancik suggested that the decreased non-ad valorem taxes should be considered as a positive discussion point. Jim Brown requested that bids be sent out for the Accounting contract to ensure that competitive bids are received. Sandy related that in past years competitive bids were sought without response. Follow-up telephone calls were made to the prospective bidders who stated that the reason for non-response was that the cost to set up for the bid and subsequent contract was too great to seek the contract. However, even though according to state law, bids for contracts that do not make up 10% or more of the budget are not required, competitive bids will be sought again this year. Bob Lilley stated plans to improve the appearance and access to the park. Jim Brown requested confirmation that a 'Budget Book' is utilized to compile and track budget items; Sandy confirmed. A budget meeting will be scheduled near the end of May 2009. After discussion, the Board agreed it would be important to maintain the assessments at the current rate.

OLD BUSINESS:**DIRECTOR REPORTS:****SAFETY & PREPAREDNESS – Fred Boland**

The monthly meeting was held May 5th at the Park. The Neighborhood Watch continues to function as usual without any new items to report. The S & P Committee has received responses from the Skills and Assessments survey. They plan to send one more request in hopes of receiving additional responses. Helen Krueger is collecting the information, which will be held in the strictest confidence.

Fred provided pamphlet information from a company called ProTech Services who requested an opportunity to provide community awareness and training for storm preparedness to our residents and property owners. After discussion, the Board agreed that this would be beneficial to our community. The presentation was scheduled for Saturday, June 13th at the Park. ProTech will provide coffee and donuts. A CIN message will be prepared to inform and invite the membership.

MECHANICAL & MAINTENANCE – Bob Lilley

Johnson Engineering provided the San Edmundo drainage improvement packet to the DEP, who has 45 days to review.

A resident request to provide a letter of consent to trim mangroves at the resident's property location was tabled for discussion at a later date.

The maintenance work scheduled for the Bear Branch Creek green belt area was completed.

Bob Lilley discussed additional maintenance and improvements at the Park. He stated that the shed is not large enough to house additional equipment that is under consideration as a donation to BSL. He further noted that many areas need to be leveled and/or cleared of brush and debris to improve the parking area and general usage. He discussed enhancement of the 'round about' created near the entrance to the gate. Bob Lilley made a motion to expend approximately \$3,000.00 and not to exceed \$6,000.00 for improvements and maintenance at the Park. Fred Boland seconded the motion. After discussion, ***the motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

LONG RANGE PLANNING – Jim Thiel

There was no report for the month of April.

LAKES WATER QUALITY – Scott Pitser

Scottie Pitser reported that repairs/maintenance to the aerators were completed last month. A proposal for maintenance treatments for midge abatement was submitted. The proposal included three shoreline treatments at Heron, Pelican, Eagle and Osprey

lakes during late August, early September. The purpose for the early proposal was to lock in the current prices as all costs for chemicals are scheduled for an increase. Discussion surrounded notification prior to treatments in order for Directors to observe the work as completed. Scott Pitser moved to accept the proposal and was seconded by Bob Lilley. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.*** Bob Lilley suggested that now is a better opportunity for shoreline treatments since the lake water levels are low. After discussion, Jim Thiel recommended a motion for funds not to exceed \$14,000 and was seconded by Fred Boland. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.*** Scott Pitser will consult with a Biologist for feasibility and a subsequent summary proposal will follow.

COMMUNICATION - Marion Jinkens

Marion Jinkens reported on the CIN messages transmitted last month as well as the final updated information for the Directory. The Association will take business card sized ads for the November Newsletter.

BEAUTIFICATION & ENHANCEMENT – Rob Hancik

Rob Hancik reported on the progress of the sign at the Cape horn entrance. The sign is in place, without electricity (or irrigation for plantings) as we wait for the final design and solicitation of bids from Charlotte County. Per the County, plans for the street lighting, electrical and irrigation borings/conduit were delayed in the Purchasing department and returned to the engineering department for more detailed specifications. The Association sent written protest requesting that the plans be expedited in order to move forward.

Rob Hancik presented a contract proposal by Banks Engineering for Park improvements. The proposal surrounds professional services in four (4) phases:

- I. Surveying services
- II. Master plan for the park
- III. Design and permit new restroom and sink facility
- IV. Design and permit parking lot, playground and drainage improvements

After discussion, Jim Thiel moved to accept the proposal at a cost not to exceed \$22,000. Marion Jinkens seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

COMMUNITY STANDARDS - All

New items related to community standards included a blocked access area to the waterway behind Acapulco Rd. The Board was requested to request that a stored boat be moved from the waterway.

ARCHITECTURAL REVIEW – Fred Boland

A pool construction application at a residence on Peppercorn Road was presented. After discussion, the Board agreed unanimously to table any approvals until receipt of County approved plans by the ARC.

COUNTY RELATED ITEMS – Jim Brown & Rob Hancik

MSBU Update: Rob Hancik reported that Dawn Harrison, Charlotte County MSBU representative recommended (to the Commissioners) that the current MSBU designations be split in South Charlotte County. Burnt Store Lakes and Pirate Harbor would stand as two separate MSBU's. Woodland Estates would probably be added with Burnt Store Village.

SCCC: Jim reported that the Board of County Commissioners would review the history of the SCCC and the number of properties represented by each community, along with a list of the representatives and the represented interests.

MISCELLANEOUS ITEMS

The Community Association Manager continuing education course is scheduled for June 18, 2009. The course is a mandatory requirement for Sandy and Celeste to maintain their state licensure. Rob Hancik made a motion to approve the expenditure for continuing education requirements. Fred Boland seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

NEW BUSINESS

Appoint Nominating Committee - Marion Jinkens moved to nominate the following property owners to the Nominating Committee for the purpose of canvassing for potential candidates to fill the three Director positions being vacated in October: Jim Brown, Sean Howard, Joyce Punt, Steve Steidel and Terry Tattar. Fred Boland seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

Rob Hancik suggested that future terms be staggered in such a way that fewer Director positions are filled in any given year. This would require a change in the By-Laws and was tabled for the incoming Board of Directors during FY 2009-2010.

Annual Meeting & Picnic – Rob Hancik made a motion to schedule the Annual Meeting for Saturday October 17, 2009. Scottie Pitser seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.*** The Annual Meeting Picnic will follow immediately after the meeting provided a chairperson volunteers to organize the event.

The Board of Director June meeting date was changed from June 9th to June 16th to accommodate budget meeting and vacation schedules.

Sandy Funk reviewed the Annual meeting schedule with the Board of Directors.

Website training is scheduled in order for the office personnel to have the ability to post web messages or other items independent of the website administrator to facilitate timelier posting of pertinent information. The software necessary for this purpose is

approximately \$300-500. The website administrator has 'old' software available that is compatible with the current office computers, will be installed at no charge. Jim Thiel moved to approve the expenditure not to exceed \$500.00 if necessary to purchase the new software. Marion Jinkens seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

Kayak Group Presentation – Terry Tattar represented a group of residents with a keen interest in kayaking and formation of a club for BSL residents. The benefits of kayaking around BSL and the Charlotte County "Blue Ways" were discussed. Of particular interest was the designation of 'green belt access' points in the community as well as a request for a waiver to park in these designated areas. Other issues surrounded signage, enhancement of property values, liability, 'policing' the usage limited to residents only, and formation of a policy to outline the expectations and restrictions. The Board requested that the 'club' draft a policy and present potential locations for review and discussion at a future meeting.

Underground Electric – Frank Bishop discussed the results of the committee meeting since the Board of County Commissioners denial to formulate and MSBU for payment of underground electric delivery service. He stated that the Committee felt strongly that (discounted) municipal funding is the best possible avenue to fund the project and that property owners and representatives of FPL and the BCC would better recognize the efforts of these individuals if it were a "bona fide" committee representing the community. Frank Bishop requested that the Board take this fact into consideration and endorse their efforts as a recognized 'Underground Electric Committee'.

Frank also presented a letter to FPL requesting a time line and cost break down of their current project to "harden" (install more and larger utility poles) Cape Horn Boulevard.

Frank presented a 'CIN' message for review by the Board of Directors. He also discussed a letter to Florida Public Service Commission regarding the role of FPL and the UEC's request for justification of the increased costs. After discussion, it was decided that the letter should also go to all of the County Commissioners, two State Representatives as well as the Governor of Florida.

Due to time constraints, the Board tabled discussion and a decision toward Frank Bishop's request and the CIN message until the June meeting.

Marion Jinkens moved to adjourn the meeting at 9:00 p.m. Bob Lilley seconded the motion. ***The motion unanimously passed with Brown, Hancik, Thiel, Boland, Lilley, Jinkens and Pitser voting aye.***

OPEN FORUM

Dick Spolzino reported that as he has his house under agreement for sale, and if sold, he would withdraw his application for pool construction. It was noted that a formal application was not yet received.

Open Forum ended at 9:15 p.m.

Respectfully Submitted,

Celeste M. Midolo
For Sandra J. Funk, Secretary

May 29, 2009

Note: The next regular meeting for the Board of Directors is re-scheduled for **Tuesday, June 16, 2009** (from June 9th) at 6:00 p.m. in the Conference Room of the BSLPOA at 100 Madrid Blvd, Unit #212, Punta Gorda, FL 33950.