

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - at 7:00PM - Association Clubhouse

Tuesday, January 8, 2013

Page 1 of 2

Meeting was called to order by Bob Rhein, Roll call: All present except Tom Finken, Minutes were read, Corrections included, adding the agreed estimate amount of up to \$720 for the purchase of 30 gallons of Herbicide (not pesticides) and adding that a permit for tree removal is \$80 for 6 months for the HOA, \$30 for residents, also adding the VFW reservation for the annual meeting is free, according to Walter Rex. Minutes were then accepted as corrected.

Vice President's report: Betty Szecei reported feral cat population is stable.

Treasurers Report: Diane Ferraris reported the money market amount is \$64,517.24; the TD reserve amount is 52,378.56. Tonight the Board will be voting on the budget and alternative payment plans.

Pool Report: Lynn discussed water leaks at Pool and quotes from various plumbers and leak detection companies, who have special equipment for finding such leaks.

Old Business: Suggested turning off all water at pool to make sure it is not leaking. Sand Dollar said they do not believe it is the pool. Hugh said the water meter is continually running when no water is turned on. Sand Dollar checked out the pump room and said it is okay. Bobbi talked to James at the water department. He feels certain the water leak is in between the meter and the bathrooms; the meter is at the top of the hill on the corner of Magnolia Loop and Summer Trees Road. Our usage is 8000 gallons. Dave's Plumbing Leak Detectors quoted \$350 for 4 hours work then \$80 for each additional hour. American Leak Detectors quoted \$360 for 2 hours work, then \$120 for each additional hour. A question: Who can repair after detecting the leak, suggestion for Lynn to research this a little more thoroughly and find out how they are going to test this since the water line is so long. It was decided the water is going to be turned off and the pool closed until this problem is resolved.

Bob announced: The Annual Meeting is at the VFW Saturday, February 23rd from 1:00 to 4:00.

Bob brought up the issue of having the covenants updated in time for the annual meeting so they could be voted on, too.

Diane Ferraris: Motion made to approve the budget, then seconded.

Bob explained: The 2013 special assessment will be \$480, an increase of \$45, which is 5.6% increase. In previous years the budget increase was just about 5% or less. Increases include the new cable contract approximately \$3 a month per household and a small increase in the insurance. The new Bad Debt amount of \$10.13 per household has been added this year to help catch up on our \$27,000 to \$29,000 owed by people in arrears. These unpaid assessments were only \$10,000 a couple of years ago. Added to the \$365 annual assessment, the total for 2013 will be \$845. Last year's total operating expense was \$190,884, this year's is \$201,516. The budget was accepted.

Diane: Discussion about payment changes for the assessments. Diane made a Motion to change the way we pay our assessments: Give the home owners the option to continue paying as they currently do or make monthly payments as an alternative method. Second motion made. Discussion followed. It was decided the payment plan and the budget with a letter of explanation, drafted by Diane with Renny's help, should be sent out immediately. It was decided the ballot with the notification of the general membership meeting should be sent out the end of January.

Walter Rex, Bob Rhein and Bobbi Clark all said they are going to run in the election.

The monthly payment option was voted on and accepted by the Board.

Terry Nixon requested a closed meeting with the Board concerning a situation. It was agreed one would need to be set up with our attorney.

Bob mentioned the Census is due every two years, needs to be updated by the secretary, Donna Cloman.

Meeting was adjourned. The next meeting will be Tuesday, February 12, 2013.

Submitted by:

Donna Cloman, Secretary

Summer Trees Home Owners Association