

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

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

Tuesday, February 12, 2013

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Meeting called to order by Tom Finken, Roll call, Present: Betty Szecsei, Diane Ferraris, Hugh Sloan, Donna Cloman, Bob Rhein, and Tom Finken. Absent: Bobbi Clark. Minutes were read and accepted as read.

Vice President's report: Betty Szecsei reported on feral cat population as stable.

Treasurers Report: Diane Ferraris reported everything is about the same as last month, and Renny said the monthly payments are coming in, everyone seems to be pleased with it.

Grounds Report: Anthony is trimming palmettos again. There was a broken window last week, a rock was tossed, Anthony was advised and arrangements were made for the repair.

Compound : Two new vehicles were placed in the compound and deposits collected for keys.

Architectural Report: Tom Finken reported no additional information.

Pool Report: Lynn Smith reported Sand Dollar took a week to check out the pool area and only charged us for 4 hours of labor. Leaks fixed with new caulking around drains and the tiles on the sides of the pool. Unless the water bill reflects differently, it is believed the leak has been fixed. Four hours of labor at \$85 an hour plus \$15.99 for a tube of caulking was a bargain considering all the time Sand Dollar spent at the pool. The hot water heater for the shower was turned off to conserve energy, should be turned back on when the weather warms up. Hugh Sloan has a spare key for the pump room, in case of emergencies.

Old Business: Tom Finken talked about the monthly payments versus yearly payments of assessments. Bob Rhein determined this should be addressed at a later date by the new Board.

Donna Cloman reported the bi-yearly census is ongoing, Betty Szecsei is helping. So far, it appears that we are well within our mandatory limitations of 80% or more households with at least one resident over 55.

New Business: Bob Rhein reported on the updating/revision of the Amendments in the Declarations of Covenants and Restrictions, which is the first section of our documents. The Attorneys rewrote and revised these, bringing the Covenants up to date, more in line with the current Florida State Statutes. The Board members were given a copy of the proposed and revised Declaration of Covenants & restriction prior to the meeting. Bob moved that we accept these amended Covenants & Restrictions as proposed by the Attorney, motion seconded and passed. After Board approval, these revised amendments will be mailed to each residence with a letter of explanation; then there will need to be a special meeting of the homeowners to address these revisions, then they will need to be voted upon by the home owners. The Attorney stated our By-Laws, another section of our documents, also needs updating in accordance with the current FL State Statutes.

A request from the owner of 214 Summer Trees Rd, Ann Gabriel, was received for special permission to rent her quad this August to a couple over 55 with an 18 year old autistic son, who is 100% disabled. Motions were made and approved to allow this special exception for 3 residents.

Leah's pest control contract for the club house and pool needs to be renewed at a cost of \$200. Motions were made and passed.

Tom Finken gave a reminder of the general membership meeting at VFW on the 23rd of February at 1:00 and mentioned the need for home owners to mail in their ballots and proxies as soon as possible. Donna Cloman said as of noon Tuesday, only 45 ballots and proxies have been received.

Introduce candidates; Janice Tainsh, Joe Richotte, Walter Rex and Bob Rhein. Bobbi Clark, who was out sick, is also running.

Terry Nixon gave a report for repairs to sidewalks located on community property. This work is considered capital improvements, the funds come out of our land sale revenues. Motions were made and passed to allow up to \$2,000 this year for concrete repairs to areas selected by committee members.

95 Cypress Pond wants to plant sod on common ground in front of his quad. Once again, if it is shrubs or trees Board permission is required, only sod can be planted on common ground without prior approval.

Meeting adjourned. Next meeting will be held Tuesday, March 12, 2013.

Submitted By:

Donna Cloman, Secretary

