

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, June 11, 2013 at 7:00PM - Association Clubhouse

MINUTES

Page 1 of 2

Meeting was called to order by Bob Rhein, Roll call: Present – Bob Rhein, Tom Finken, Janice Tainsh, Diane Ferraris Donna Cloman. Absent - Hugh Sloan & Bobbi Clark. Minutes from last meeting were read and approved as read; Minutes from Special Meeting on May 18 at the VFW were read and approved as read. Bob Rhein turned the meeting over to Tom Finken.

Treasurer's Report: Total Check/Savings \$92,701.59; Total other Assets \$25,982.72; Total Assets - \$258,231.16; Total Liabilities & Equity \$258,231.18

Presidents Report: Bob Rhein reported Bobbi Clark is absent because she resigned from the Board. Bob Rhein nominated Joe Richotte to replace Bobbi; Donna Cloman seconded the nomination, unanimously approved. Bob thanked Bobbi Clark for her dedicated service to the association and for reviving the HOA newsletter. Her energy will be missed.

Bob Rhein received another letter from Mr Ray Shafer, Jr. This Letter was not signed, Bob was going to ask Mr. Shafer to sign the letter to verify he wrote it, but the Shafers are not present. This letter repeated a lot of the same questions and remarks that had been addressed at the May meeting, according to the minutes. The minutes also stated how Ray Shafer, JR said he had already visited and questioned Atlantic.

Apparently these questions were not answered to his satisfaction at Atlantic or at the last meeting, or he did not understand the answers, or whatever. Mr Shafer, Jr. has been somewhat belligerent in the way he has been asking questions. Our attorney has been contacted because what Ray Shafer Jr. has been saying and writing borders on harassment, libel and slander. He makes statements about what's legal and illegal with no backup. When asked for proof, he can't give any.

Tom Finken added "just for clarity" the elder Mr Shafer is the homeowner, who has the right to grant his son to speak on his behalf.

Secretary Report: There were 4 closings last month: There are new owners (names in the newsletter) at 161 Magnolia Loop, 134 Magnolia Loop, 16 Hickory Lane and 16 Hilltop Circle. The Board approved a special exception allowing 3 people at 16 Hilltop Circle for health reasons.

Grounds Report: Bob Rhein reported on the wash outs along the pond and the solutions that are being gathered. If anyone has any suggestions, they are welcome to submit them. A group of Summer Trees West homeowners will meet with Summer Trees Three homeowners to discuss solutions. Summer Trees Three has similar and more severe washouts than we do.

Pool Report: Tom Finken read the report that Lynn Smith had submitted prior to the meeting. The pool was inspected and passed with no violations. Someone was in the pool late at night and abused the noodles, they will need replacing. Notice at the pool, if anyone sees anything going on, please call the police.

Architectural Report: Janice Tainsh repeated that Bobbi Clark and Donna Cloman offered to walk around with her. There are a lot of issues as Janice walks around. She is hoping we can get some kind of a deal on painting, perhaps get some fresh paint on the buildings.

Old Business: Bob reported the new amendments in the covenants & restrictions and the articles of incorporation and By-Laws have been retyped in larger print, approx 27 pages. A document for the attorney, giving permission to record the new approved amended covenants, restrictions and by laws, needs to be signed by Bob Rhein, President, and Donna Cloman, Secretary. Then they will be printed and sent to all unit owners.

New Business: Jim Knedht submitted a letter, one issue where a sidewalk repair is needed.

Other Business: Problem of Ants at pool was brought up at the meeting. The poor condition of the metal doors at the pool was also brought up. The truck and 2 cars parked at 198 Magnolia Loop were also brought up. Bob reported our attorney wrote a letter to the unit owner. Documentation was submitted that the van is legal; it is not over 3/4 ton. It is hard to prove whether there are 3 vehicles or they only have visitors, which are allowed for quite a while, 90 days out of 180. The pile of palmettos near the pool parking area was discussed. Terry Nixon brought up the sealing of the bike paths which is needed within 2 to 3 years of new pavement. Bob Rhein, recalls he had a couple of bids for about \$4,000, but it was previously decided to put off this expense until next year. Donna Cloman agreed with Terry and stated since we are not making any interest on the funds in the bank, this would be a capital improvement expense, we might as well go ahead and get it done, and moved that the bids be presented again at the next meeting in September, at which time we vote on it.

For discussion, Bob Rhein seconded the motion. Motion approved to secure bids for the September meeting.

Bob Rhein moved that we cancel meetings in July and August, meeting next in September. Seconded and approved. Meeting was adjourned at 7:45 PM.