

# SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, September 10, 2013 at 7:00PM - Association Clubhouse

MINUTES

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Meeting was called to order by Tom Finken, Roll call by Donna Cloman, Present: Janice Tainsh, Hugh Sloan, Tom Finken, Bob Rhein, Diane Ferraris and Donna Cloman. Absent: Joe Richotte. Minutes for June 11, 2013 were read. Corrections: New owners in 116 Hickory Lane, not 16 and 116 Hilltop Circle, not 16. Hugh Sloan moved to accept minutes, Bob Rhein seconded, Minutes were accepted as corrected.

Secretary's Report: Donna Cloman reported, A Letter was received during the summer from Terry and Kelly Nixon requesting an update of all decisions made by the Board during the summer months. Monday, August 5, the fire extinguisher at the pool needed to be re-certified for the insurance company. Bob took it to Daytona Fire and Safety, saving a \$40-50 service call, total cost \$28 plus change.

Water Treatment for the pool was done in August by Sand Dollar, cost \$178.41. Installation of new hot water heater by Herb Weems Plumbing, cost \$642.50. Wayne's Solar Repair fixed a leak in our solar system, cost \$191.00.

July 17, 2013 a letter of approval (by Bob Rhein, Janice Tainsh, Donna Cloman and Hugh Sloan) was given to John Barbieri at 106 Cypress Pond Road for application to the City of PO for tree removal in his yard at his cost.

Atlantic is updating their website, you should again be able to access the current minutes on it.

A flyer from Bright House, which was also mailed to all units, has been posted. It explains the need for "digital adapter boxes" for the older, analog style TV. If you have an older style TV, contact Bright House, each residence is entitled up to 3 of these boxes free under our contract.

President's Report: Bob Rhein reported, Have been in contact with Marcel from Section three about Pond erosion, but have not received a report from the civil engineer. We still plan to get together and discuss how to curb the erosion. Concerning the bids for re-sealing the bike paths, will try to have them by next meeting.

Situation came up last week when a tree limb at 118 Hickory Lane fell on a car parked in the driveway. Our attorney told us this is an act of God, we are not responsible. This tree may be on the City of Port Orange road right-a-way.

Ray Shafer, Jr and Ray Sahfer, Sr asked for a meeting with Bob Rhein, Janice Tainsh and Joe Richotte. We complied because we thought the meeting was to answer questions about last meeting minutes, liens and financial statements. The meeting lasted about an hour and 15 minutes, the first subject covered was about liens, tried to explain to them why we don't lien immediately. The answer is because of various circumstances for non-payment of dues (foreclosure, death, etc.); hence, with the Attorney, we use discretion on a case by case basis.

Second item of discussion at this meeting was items on the financial statements. We have a policy of answering specific questions, if presented in writing with time to research and respond.

Third item of discussion at this meeting was an incident prior to the last membership meeting, actions he may or may not take, implied it could be a legal issue.

Grounds Report: Hugh Sloan reported, two areas that need bids for grading, stone or gravel, parking/center areas for Trudy Williams and Terry Russell. Apparently when new stone was place several years ago, these areas were not covered. Hope to have bids by next meeting.

Trees, Hugh counted 15 dead trees walking from his house to the clubhouse, he feels work is needed removing dead trees. We are way under budget, he is going to get some bids.

Pool Report: Bob Rhein reported, Lynn Smith, due to husband's illness, resigned as chairperson. Hopefully with all the work done this summer, we should not need anyone right away. Let Bob know if anyone is interested. Also, Peggy Sutliff is resigning from her job cleaning the pool bathrooms effective the end of September. Lynn Smith has agreed to take over this job the beginning of October.

Architectural Review: Looking for people to help walk around, hoping to do this when it gets cooler. Sent out 2 letters. One to the owner of 29 Summer Trees, tenant occupied, about a badly rotting shed door, which has been replaced.

Old business: Bob Rhein reported: New documents and by laws have been recorded. The covenants and By-laws with new amendments have been blended and re-typed in larger print, total 300 copies, Total 28 pages, with heavier bond cover. Requesting volunteers to hand deliver as many as we can, to save postage.

Terry Nixon asked about people over 55 moving into the community. One owner, age 54, purchased and moved into 10 Hickory Lane. He will be 55 in a couple of months.

New business: Tom Finken asked Mr. Shafer Sr, if he wanted to give permission for his son to talk on his behalf. Ray Shafer, Jr. said he reserves comment on the police report until he converses with his attorney.

Donna Cloman reported new homeowners and recent sales: 196 Magnolia Loop, Julian and Marianne Avent; 146 Magnolia Loop, Richard & Karen O'Connors; 110 Hickory Lane, Keith Suever and a new tenant - Denise Hentze at 214 Summer Trees Rd.

Terry Nixon asked about the nuisance clause being included back into the documents as a rule. The Board can pass new rules, but to add to the documents would require another election. Copies of Terry's change request will be copied and given to each Board member for the next meeting.

Meeting adjourned at 7:51

Submitted by:

Donna Cloman, Secretary