

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

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

Tuesday, May 14, 2013

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Meeting called to order by Bob Rhein. He sat as chairperson in Tom Finken's absence. Roll call: Present: Bob Rhein, Bobbi Clark, Diane Ferraris, Janice Tainsh, Hugh Sloan, and Donna Cloman.

Minutes were read, corrected as follows: The proxies need to be returned by May 11 to determine a quorum. The minutes should state 120 yes votes are needed for approval of the amendments. The minutes were then accepted.

Treasurers Report: Diane Ferraris gave a report on the March financial documents. Then she gave a report on the April Documents. The April statement will be posted with the minutes.

President's Report: Bob Rhein reported on the past due assessments. There are 10 liens outstanding. We have received payments on two past due accounts totaling over \$8,000. There is one bankruptcy, 6 bank foreclosures with liens, 3 more bank foreclosures without liens. There are 22 units past due without liens on them, down from 39 two months ago. There was some misunderstanding with the monthly payments, these people are catching up. There are less than 10 percent now past due.

Bob Reported on the Amendments: Meeting to be held 1:00 Saturday, May 18, 2013 at the VFW. Our Attorney will be at this meeting to answer any questions. Bob feels there are about 130 Ballots/proxies in so far.

Ground Report: Hugh Sloan reported a dead tree, considered a hazard, was removed from the compound area for \$375. The banks of the Cypress Pond have caved in several spots after the recent rains. Hugh plans to gather additional information to report next month. There is a need for a couple yards of gravel for the driveway in courtyard of 133, 134, 136 and 135 Summer Trees RD. Road base is also needed in areas between roadways and mailboxes, these are trip hazards.

Architectural Report: Janice Tainsh reported she has walked around and inspected some of previous locations that received letters for correction and repair. Some have been improved, additional letters will be mailed to those that have not. She reported Bobbi Clark and Donna Cloman volunteered to walk with her for property inspections. Janice also commented about painting, the need for homeowners to paint and the need to coordinate painting of quads and duplexes.

Pool Report: Lynn Smith reported the pressure washing is done. Hugh Sloan finished the caulking around the crevice. Two leaks in the solar were repaired by Wayne Solar for a \$95 service call. Lynn has been repairing chairs with nuts and bolts.

Old Business: Hugh Sloan reported he did caulk around the pool and came in under budget by \$12. Hugh moved we approve removal of the tree in the compound for \$375, Bobbi Clark seconded. Approved.

Hugh Sloan moved to pick up 2 yards of road base for around mailboxes, limit \$250, Diane seconded. Approved.

New Business:

Lynn Smith requested \$200 discretionary funds for emergencies at the pool. Hugh Sloan made a motion, Janice made a second. After discussion, Hugh Sloan withdrew his motion.

Bob Rhein reported on a letter to the Board from Ray Shafer with questions about finances and foreclosures. Ray Shafer requested this letter be read to the Board and the general membership, this letter which asks for "honest and truthful answers". Not being an accountant, Bob Rhein attempted to answer these questions as best he could; however, Ray Shafer stated he had already talked with Renny, our accountant. The April Statement is going to be posted on the bulletin boards.

Meeting adjourned. Next meeting will be held Tuesday, June 11, 2013.

Submitted By:

Donna Cloman, Secretary