

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, January 14, 2014 at 7:00PM - Association Clubhouse

Meeting called to order by Bob Rhein, Roll Call, Tom Finken absent. Minutes read and accepted as read.

Treasurers Report: Diane Ferraris reported Preliminary Report, end of year, might be changed: Total Checking: \$57,075.21; Total equities and liabilities: \$223,314.93

Secretary Report: Donna Cloman Announced Atlantic's website is down, due to be back in a few weeks. The Governing Documents have been emailed so they can be included on the Summer Trees website for access by prospective buyers and Realtors, too. The monthly minutes are emailed to Atlantic for website placement, also.

New Owner Janice Hendrieth at 74 Cypress Pond

President's Report: Bob Reported, if you received a copy of the reprinted covenants, it needs to be returned in order for homeowners to receive a corrected copy.

Bob asked if anyone had a question about the payment of dues. It is set up for \$75 monthly or payments can be made in greater amounts as long as owner does not get behind. For example, pay \$225 in January for 3 months and next payment not due until April.

Bob reported: Three cables were shut off for homeowners that were behind in their dues. So far none have responded, one of these has been sold in foreclosure. A Brief Report on 10 units the Board has been following, those in foreclosure and units with past due assessments. One sold in foreclosure, one bankruptcy - property in hands of bank, has been foreclosed. There are 4 properties in foreclosure, one did pay in full, one is on a payment schedule that is acceptable, 2 are left that had cable cut.

Situation sailboat painted on garage door, Letter was delivered.

Received a nice card from Anthony's wife with thanks for the card and monetary gift.

Grounds Report: Hugh Sloan reported Palmetto trimming and mulching, depends on weather. City has picked up the pile of palmettos.

Hugh has looked at pool screening, it is too high for him to repair. Bob is looking for someone else.

Architectural Review: Janice Tainsh reported on the new form letter she and Donna Cloman wrote up, a standard, fill-in letter of violation for mailing to homeowners. We are trying to write up a follow-up, fill-in form letter.

Old Business: Donna Cloman showed the new forms for buyers that were rewritten. The Florida Statutes mandated disclosure form, the sale or lease information form and a summary of rules and regulations for new buyers/owners/renters. Everyone agreed the HOA should begin using these new forms and ask Atlantic to post them on the website.

Bob reported on 115 Cypress Pond and repainting conformity. A letter was sent to the Board about the repainting of adjoining units that have been repainted the wrong color for several years. The Board consensus is to send letters of warning to never repaint without Board approval. But with the threat of a legal action from the above unit owner, it was agreed to table this until our attorney can be contacted for advice.

Hugh Sloan reported he is unable to find anyone who can grade and place stone in some of the circle driveways that did not get new stone the last time driveways were redone.

New Business: Bob Rhein reported a complaint about a dog running loose; the owners live in 44 Summer Trees. This dog owner is moving in a month and taking the dog. He was warned

animal control will be called if he does it again. The sump pump is broken. Sand Dollar is going to replace it and add a check valve. The bid is \$345, Bob made the motion, seconded, motion passed.

Donna Cloman reported a resident request the use of the club house for Bible study class with teenagers and young adults. I told her she needed to come to the meeting to answer any questions, or send a letter describing her request. It was decided to await her request by person at a meeting or in writing to the Board.

Bob Rhein gave the meeting over to Joe Richotte, then reported: We had our attorney write a response to the letter from the attorney hired by Ray Shaffer's Jr, mainly due to his subsequent threat of a lawsuit. He is costing the association a lot of money in legal fees. Bob Rhein moved that we assess his unit (107 Cypress Pond) in the amount of \$1,410.50 for legal fees incurred by the Association because of the actions by the residents of this unit, per Section 6.5 of our covenants, payable in 30 days. The meeting was turned back to Bob Rhein. Joe Richotte seconded this motion. After discussion, the motion failed and it was voted to table the discussion until next meeting.

Sue Nickell requested more posts be placed in front of Mari Wilkerson's house, requested the Board contact the City of Port Orange about this.

Hugh Sloan reported he had a request from the homeowners at 101 Hickory Lane to have a tree removed at their expense. It was agreed to allow him to do so.

Meeting adjourned. Next meeting is Tuesday, February 11, 2014 at 7:00PM in the clubhouse.

Submitted by:

Donna Cloman