

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, March 11, 2014 at 7:00PM - Association Clubhouse

MINUTES

Page 1 of 2

Meeting called to order by Bob Rhein, Roll Call, All present. Minutes from last meeting were read and accepted as read.

Treasurers Report: Janice Tainsh reported there is \$28,704.71 in BB&T checking account; \$46,331.37 in Land Sales account; \$51,412.40 CD in TD Bank at 1.982% interest till Aug 5, 2015.

Janice Tainsh nominated Chris Cook as new Director on the Board. He is son of the late Majorie and Dereck Cook of 106 Hickory Lane; Walter Rex seconded the nomination and it was unanimously approved. Chris has also agreed to be Grounds chairman.

Grounds Report: Chris reported he repaired the screen at the pool and trimmed some of the trees. Gales showed him an infested Bay tree by the pool which needs taking down. Chris questioned who is responsible for branches from trees on common ground that are hanging over a resident's roof. This has always been the responsibility of the resident whose property is affected.

Chris also asked about the Summer Trees sign, said there was a suggestion it be placed in the median. It was suggested he draw up a plan and bring it to a meeting for review.

Chris reported there are some people camping and building fires, and there are 2 canopy tents, in the woods behind the houses on Hickory Lane, located approximately 100 yards west of the compound, probably accessed through Summer Trees South. The Sheriff is not sure if they are squatters or juveniles. Joe Richotte and Chris Cook are going to keep an eye on it, contact officials if they start fires again.

Walter Rex volunteered to be Architecture Chairman for this year. He has seen a lot of improvements from the letters previously mailed by Janice Tainsh.

Old Business:

Bob Rhein reported the new sump pump for the pool has been installed.

The grading of the two areas reported by Hugh Sloan at the last meeting has been done. Gravel may or may not be needed for this project in the future.

Janice Tainsh reported Summer Trees just purchased 250 checks in January for \$126. She also spoke to Renny about providing free checks. These would be computer checks Atlantic prints out themselves and would cost 50-60 dollars. Janice also researched checks on the Internet and feels later, when we need checks again, we should be able to purchase less expensive ones.

Terry Nixon inquired about a legal bill of \$572 paid to our Attorneys the end of January, with the notation, Shaffer. Bob reported the Board Attorney responded to Mr. Shaffer's attorney twice in the past at a cost of over \$2,000 because the Shaffer's had threatened legal action. Terry's issue is the \$572 that was paid 2 weeks after the \$1410 expense, of which it was stated at the last meeting that no more Attorney fees would be incurred for this situation. Since then another packet has been received from the Shaffer's, but the Board is not going to respond to it.

Terry Nixon rode past 9 properties that apparently are costing money according to our accounting firm, whether in foreclosure or whatever. All looked good except 68 Cypress Pond. A handy man suggested he could clean up this property for approximately \$100, however it was learned 68 Cypress Pond is due to be sold at the courthouse in foreclosure auction soon.

Terry Nixon also asked if our new documents allow us to recoup all the past due fees from the bank. The answer Bob Rhein gave is if an individual purchases it, yes. But if the bank takes it, then resells it, we are only allowed to recoup 12 months or a percentage of the sales price. For instance, when the bank sold 101 Hickory Lane, we only got \$1100 back, but were owed \$3,000. This money is lost.

Foreclosures can cost anywhere from \$3,000, if there are no issues, to over \$6,000 or more. We can't get money from the mortgage companies until they do something and we can't get money from dead people. The Board has looked at these issues for the last two to three years as they come up. The Board meets once or twice a year with the Attorney to go over them; we are currently getting a updated status report from the Attorney.

New Business:

Bob Rhein reported on the new Florida Statute that new Board members need to read our documents and By-Laws or take a certification course. Summer Trees is a member of the Port Orange Alliance for Home Owners Associations and they have a training course coming up soon for certification, which Board Members can attend.

Walter Rex mentioned he still wants to work on getting an outdoor bathroom for the shuffle board area. Bob Rhein suggested he bring a plan to the Board for a vote.

Meeting adjourned. Next meeting will be Tuesday, April 8, 2014