

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, May 13, 2014 at 7:00PM - Association Clubhouse

MINUTES

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Meeting called to order by Bob Rhein, Roll Call: Bob Rhein, Joe Richotte, Janice Tainsh, Chris Cook and Walter Rex were present, Betty Szecsei was absent. Minutes were read. Corrections include the residence for Ray Shaffer is 107 Cypress Pond Rd and the motion to put an assessment against Ray Shaffer's unit passed with 4 yes votes - Betty Szecsei, Bob Rhein, Joe Richotte and Chris Cook; there were 2 no votes by Janice Tainsh and Walter Rex. Joe moved to accept the corrected minutes, Janice Tainsh seconded, corrected minutes were accepted.

Guest speaker, Sandra Brown, Regional Sales Manager with S.M.A.R.T. Collections, stands for Start My Association Recovery Today, a collection agency for Condos and HOAs. There would be no fees for the HOA, except court costs, in the event the association decided to foreclose on a property. This could save the HOA on current Attorney fees incurred as a result of past due assessments. The important part of this collecting past due fees is the consulting and communication Smart would do.

Bob Rhein suggested and the Board agreed that copies of their contract be given to each of the Board members to review and then have discussion at the next meeting.

Treasurers Report: Janice Tainsh reported the total in checking and savings is \$83,670.00. There is a CD at TD Bank of \$51,412.40.

President's Report: Bob Rhein reported on the foreclosures, said that not too much has changed. 129 Cypress Pond Rd has sold at foreclosure to Fannie Mae. 107 Magnolia Loop has sold in foreclosure, 170 Magnolia Loop was sold in foreclosure to HSBC bank, we will get 12 months of past due fees from them. The courts have scheduled a non-jury trial for July 7 for Huck's property. Callander's property at 68 Cypress Pond went into foreclosure to Fannie Mae. We have \$27,000 due mostly from 10 properties. If there were no "Safe Harbor" we would collect all the money and costs.

Grounds Report: Chris Cook reported he helped the owner at 157 Magnolia Loop fix the problem with the swale between 157 and 159. It has been seeded and seems to be working well. Ants were reported around the shuffle board court, but they are not the kind that bite, hence not worth trying to poison, etc. Trimming was done around the pool by Gales. The Fire Department was called because neighbors smelled smoke, Chris showed them the camp in the woods, no fire was found, but now they know where it is. Lots of trees have been trimmed and some cut down. 45 Summer Trees road put in a water purifier, then installed a privacy fence.

Pool Report: Walter Rex suggested another hand rail for access in and out of the pool is needed for people who have disabilities. Bob Rhein suggested he look into the cost and present it to the Board.

Architectural Review Report: Walter Rex reported #23 Summer Trees Rd, has arches on their front porch. They have requested permission to remove the arches & screening, then putting in a new frame & screening. Board approved. Ronald & Kathy at 108 Magnolia Loop submitted a request to concrete their driveway. The Board approved this request. Walter Rex suggested their contractor haul their stone to the pool area for reuse in other areas of Summer Trees. It was felt that stockpiling of stone near the pool was undesirable because it might draw animals. Trudy Williamson stated stone was needed in the area between the villa houses. The Board agreed with this; Bob Rhein asked Chris Cook to coordinate it. Bob Rhein also asked Walter Rex to check on a complaint Bob received about a fence that is falling apart at a unit in the first Summer Trees cul de sac.

Old Business: Board Notification of Assessment on 107 Cypress Pond Rd from last meeting: Re-emphasizing for the minutes, we are officially advising them that the Board has assessed their unit, a Board approved assessment of their unit.

Last meeting an unregistered car was reported parked in the cul de sac of Summer Trees Road, but before anything could be done, it was moved.

In regards to 62 Cypress Pond Road using the lawn in front of their unit as a u-shape driveway, Joe Richotte and Terry Nixon drew up a letter which Joe hand delivered. After some discussion, they agreed to stop driving on the grass.

New Business: Sidewalk improvement was discussed. Anyone with a sidewalk issue should report it to a Board member. Once a year some of the sidewalks are repaired using funds from the Land Sales.

Chris Cook stated an adjoining property owner has complaints about bamboo growing on our common ground and into her fence and yard. It was decided that she would need to take it out if she did not like it on her side of the fence.

91 Cypress Pond, Phyllis, has two Palmetto trees growing on common ground getting in the way of her entrance onto her property. She requests permission to have them taken out. Chris Cook is going to check into this.

Meeting adjourned

Submitted by:

Donna Cloman,

Recording Secretary