

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, January 13, 2015 at 7:00PM - Association Clubhouse

MINUTES

Meeting called to order by Bob Rhein, roll call: Walter Rex, Chris Cook, Bob Rhein, Joe Richotte, Janice Tainsh and Betty Szecei were present. December minutes were read and accepted as read with minor changes.

Treasurer Report: Nothing to report.

Secretary Report: Nothing to report.

President Report: Bob Rhein reported that in the last meeting there was a comment about a car parked for long periods of time on common ground. Both Bob Rhein and Joe Richotte had a conversation with the owners whom are old, ill and have problems. The understanding is that the homeowner will pull up to load or unload their vehicle with more ease and are no longer parking long term on common ground.

Bob Rhein reported there is a probable situation for some unit owners who purchased their units many years ago. Some unit owners may be due a refund of a portion of the previous \$365.00 assessment which was discontinued with the 2013 amendments to our covenants and restrictions. To determine if a refund is due, the unit owner must submit a copy their "Closing Statement" at the time when they purchased their unit which will show what was paid. This will serve as proof in order for any reimbursement of proration to be performed. Our accountant will then review the closing statement to determine if any refund is in fact due. This issue of proration will brought up again at the next meeting as we will accept more discussion and comments on this. A time limit needs to be set to resolve this issue so it does not continue to drag on in time. Bob Rhein recommends we post an announcement in our upcoming newsletter to bring attention to those homeowners who might think they are entitled to a refund. There will be further discussion on handling this matter at our next regular Board Meeting.

Grounds Report: Chris Cook reported Gales, our grounds maintenance crew, are currently near completion of mulching of leaves. Leaves are actually beneficial for the grass if we let leaves naturally contribute to the environment such as replenishing nutrients to the earth, providing moisture as well as insulation for the grass from the cold. Mulching will give way to having better grass in the future. Chris Cook asks that we have a little patience around this season and to not blow leaves in a big pile on common grounds because it is more difficult as well as time consuming to go over it numerous times in order to spread them out again in order to perform the mulching process. Chris Cook added that blowing big piles of leaves on to common grounds does not look good on the property and in turn is not effective for mulching.

Architectural Review Report: Walter Rex reported all but 10 units have been inspected. Letters will go out in February regarding all the inspections.

Walter Rex reported that the benches on the shuffle board court outside the Club House needs repair. Walter Rex noted that benches have deep cracks, unless repaired will eventually have to be replaced and cost more money later on if we don't salvage existing benches in the immediate future.

Old Business: Bob Rhein reported that S.M.A.R.T., our collection service has already sent out "45 day notices/demand letters" pertaining to the five properties discussed in our November, 2014 meeting. The "45 day notice" for each property as referenced in the "December 2014 Minutes" will be up in the middle of this month of January 2015. At this time, S.M.A.R.T. will proceed with liens on properties and check that the notices are proper and that there are no mistakes, before continuing action. Of the five properties, one property is in bank foreclosure process and being monitored, three letters went to banks and so far there has been no action or response. The last property is considered a potential foreclosure and waiting for a recommendation from our collection service.

Bob Rhein reported a letter sent to each of the Board of Directors by Mr. Shaffer, a homeowner. Bob Rhein said that Mr. Shaffer's purports that the budget that was presented last month was done in legal error as he termed it. Mr. Schaffer's letter states that under FL Statute 720.303, paragraph 2, the budget is to be sent to the members 14 days before the Board meeting where it is discussed and passed. This relates to special assessments which are not related to the "budget". Bob Rhein commented that Mr. Schaffer's problem is that we didn't send a budget to everybody so that they can review it before the meeting. Bob Rhein said in his experience going as far back as 1984 as well as talking to other unit owners that no one he spoke to have any recollection of ever receiving a budget from any board in the past before the budget is passed. Bob Rhein commented that if Mr. Schaffer had read further, in FL Statute 720.303.6A speaks about budgets. Bob Rhein reports that there is nothing illegal about the handling of the 2015 budget. A budget is not a special assessment, it is a budget which is required annually. Under our bylaws, copies of the budget must be submitted at least 15 days before our annual members meeting in February which was performed since everyone has a copy of the 2015 budget.

New Business:

Janice made a suggestion that we have a "Meet the Candidates" meeting for the upcoming board openings. In the same token, Walter Rex is attempting to put out a newsletter coming out toward the end of this month. Names of each board candidate would be listed in newsletter. Walter will be requesting a short resume be submitted from each candidate showing their experiences and capabilities. This will be the major subject of our newsletter. In addition, short articles can be submitted for publication in the newsletter, pending approval. The newsletter would include the issue of proration refund. Janice Tainsh suggested that a separate committee be formed to look into who entitled to proration refund.

Walter Rex made a motion for approval of the Board to give VFW a full page ad of their menu instead of giving them the usual donation of \$50.00 for use of their meeting hall for our annual members meeting. All in favor, motion passed.

Janice Tainsh reported that the wooden street signs at the first two cul-de-sacs from Taylor Road are not clearly legible and need repair. Chris Cook will look into this.

A homeowner commented at the meeting that grounds maintenance needs to be more mindful about people's property so as to not damage personal property with grounds equipment. Chris Cook noted this.

Meeting adjourned.

Next meeting will be February 10, 2015 at 7:00PM in the club house.

Submitted by:

Sue Oppenheim, Recording Secretary.