

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, March 10th, 2015 at 7:00PM - Association Clubhouse**MINUTES**

Meeting called to order by John Lyon, roll call: John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Walter Rex, Chris Cook and Kelly Nixon. February minutes were read and accepted as read.

Treasurer Report: Paul Hallett reported that the balance sheet as of 2/28/15 combined checking and savings, a total of \$93,742.80. TD Bank Reserve CD, a total of \$52,352.57.

Secretary Report: Nothing to report.

President Report: John Lyon read the positions for this year's Board:

John Lyon – President, Board Chairman
Frank Hart – Vice President
Betty Szecsei – Secretary
Paul Hallett – Treasurer
Walter Rex – Architectural Review Chair
Chris Cook – Grounds Chair
Lynn Smith – Pool Chair
Kelly Nixon – Newsletter Chair

John Lyon mentioned to homeowners that arrived for the 7:00pm meeting only, that a pre-meeting was also held at 6:00pm to discuss what we want to address at future board meetings. "We are getting acclimated as a new board, so please bear with us until we bring things up to speed" and thanked everyone for their patience. John also thanked former board members for their advisory guidance in this transition of newly elected board members.

Vice President Report: Frank Hart mentioned if there are any issues with the compound to contact him.

Grounds Report: Chris Cook reported that Gales, our grounds maintenance crew are presently cutting weeds due to the warmer climate. Spraying around driveways will commence to get rid of the growing weeds. Also, the crew is improving the appearance of trees by cutting back suckers (shoots) that some trees produce this time of year. Chris Cook asked for permission to plant some Cypress Trees near the stream to build root growth and hold soil to help prevent soil wash out from rains. Motion passed.

Architectural Review Report: Walter Rex reported 81 and 82 Cypress Pond Road needs lumber to be replaced because existing wood is rotted behind the 4 electric meter boxes provided by FPL. Walter needs direction from the board on how to go about this since it is bordering on the FPL's equipment and does not feel it should be the owner's responsibility to have to pay for this. Walter would like to look know if it is the responsibility of FPL to remedy and repair. The board agrees that it is a good idea to contact FPL first before proceeding with any repair before making a decision.

Pool Report: Lynn Smith reported it's that time of year for maintenance of the pool. Chairs have been washed. The deck has to be pressure washed. Kelly Nixon has offered use of her personal pressure washer and if the board would approve to pay for the gas and the oil, this in turn would save expense of hiring an outside pressure washer service for \$125.00 for the same result. Motion passed.

Old Business:

Trudy Williamson, Proration Committee Chairperson reported at this meeting that she is still trouble shooting whether or not credit will be due on some units. Trudy mentioned the total approximate prorated figure of \$40,000.00 based on a dollar a day (365 days in a year) in the amount of \$365.00, dues that may be owed to approximately 68 homeowners. This will have to be done on a case by case basis, as well as having assistance from the Treasurer to review the next step in how to resolve this issue.

New Business:

One of the ideas discussed at the pre-meeting was forming several committees like a newly formed "Welcome Committee" to include basic information that might be helpful for a new homeowner. Discussion was brought up that we need to ensure that every homeowner or renter has a copy of the Summer Trees 2013 Covenants and Restrictions in a timely fashion as well as having other pertinent documents included, so that every resident has the same information. There was a discussion on bringing new ideas to the table on how to improve the Summer Trees "newsletter", as well as other ideas, perhaps making a flyer to display pertinent information. Other ideas include signing up to free, already existing computer sites such as "https://nextdoor.com" or perhaps setting up a Summer Trees on "Facebook" social media account which can come in handy for a yard sale, or limitless things one can do to promote a service that is in the best interest of the Summer Trees community. Keep in mind that it is not legal to publically post address's or phone numbers of public employees such as teachers, police, firemen, etc. All issues must go through the board first for discussion at meetings.

John Lyon reported that the "Summer Trees Sign" near the Taylor Road entrance was hit by a vehicle a few days ago and demolished. John Lyon picked up a copy of the accident/incident report at the Port Orange Police Department today and it is currently under review. A discussion took place about considering a new sign in the future, perhaps placing the new sign in the middle median and clearly stating "55 and over community", and hopefully deter outsiders from wandering in. In the meantime the sign was put back together as best as it can by Summer Trees Three.

John Lyon has a request from a man who wants to downsize from his current residence in Ormond Beach and would like to purchase and move into a home in Summer Trees. John read a request in the form of a letter, stating about himself as the potential buyer, of whom is 52 years old, a retired school teacher, no children or pets and will be living alone. Walter Rex and Kelly Nixon voted no, all others on the board voted yes. John Lyon asked for a motion to accept this individual into the community. Motion passed.

Meeting adjourned.

Next meeting will be April 14, 2015 at 7:00PM in the club house.

Submitted by:

Sue Oppenheim, Recording Secretary