

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, June 30th, 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, and Kelly Nixon. Pledge of Allegiance and a Moment of Silence were performed by the Board and Audience. 6/16/15 "Informational" Board Meeting to "Review Possible Special Assessment" were read and motion carried, all in favor, accepted as read.

President Report: John Lyon mentioned that time is still ticking on 107 Cypress Pond issue as noted on 6/16/15 Minutes.

Vice President Report: Frank Hart reported that he issued out more pool keys.

Secretary Report: Betty Szecsei and one of our residents, Robert Stevens have been assisting Walter on the "Architectural Committee" on performing re-inspecting houses.

Treasurer Report: Paul Hallett reported that the balance sheet as of 5/31/15 combined checking and savings, a total of \$91,960.05. TD Bank Reserve CD, a total of \$52,352.57. The balance sheet as of 6/30/15 combined checking and savings, a total of \$90,770.64. TD Bank Reserve CD, a total of \$52,352.57.

Newsletter Report: Kelly Nixon reported that the first color issue for April was mailed out. Kelly received mostly good feedback from homeowners however the only negative feedback was that there wasn't enough news in it. It is encouraged that news be submitted by homeowners. Kelly reported that \$425.00 was collected in advertising income for the April issue and the expense including, postage having our Newsletter in color was \$417.00. We had 13 advertisers which amounted to \$575.00 income including, of which 3 advertisers paid in advance for 3 issues in advance and that is the reason for the surplus of collected income. June issue is also in color with the cost of \$392.00, in turn, less printing of copies made because the newsletter is posted on the website; <http://www.atlanticcommunitymanagement.com> If you don't get your newsletter, please let Kelly Nixon know so she can update the printer about address issues as well as avoiding wasteful expense to our advertisers since they depend on exposure. Kelly reported that \$555.00 was collected in advertising for the June issue. Ponce Inlet Printing expense was \$392.05 including postage and handling. We have 16 paid advertisers and one more that we are waiting for. If anyone has something to add to the upcoming September issue such as a contributory news item, classified or personal ad (15 words or less) to the newsletter please let Kelly know. The deadline is 8/1/15 in order for bulk mail preparation of the September issue to be distributed in a timely manner. So far, \$400.00 has been collected for the upcoming September issue and keep in mind we have 4 advertisers that already paid in advance thru December 2015.

Architectural Review Report: Walter Rex, with the assistance of Betty Szecsei and Robert Stevens is in process of re-inspecting houses from last year. 2014 letters were never sent out. 2015 letters are being sent out. Notices will be posted 3 days ahead of time for those homes to be inspected. This is an inspection for the outside of the house to maintain Summer Trees Community to an acceptable standard. Inspections are performed once a year. Walter approved removal of a tree for 104 Hilltop. Walter mentioned he had only had 4 signatures and says he make a mistake and apologized for neglecting to get full board approval. Currently, Cypress Pond homes are being reviewed and then again in July, Summer Trees will be next. In the month of August will be Hill Top, and Magnolia Loop and Hickory Lane.

A homeowner brought up a concern regarding his letter addressed to the Board regarding a vacant deteriorating home attached to his with mold issues on 102 Cypress Pond were discussed and the Board is working on this. Another homeowner brought up concern of another home on Magnolia Loop in extreme poor condition. Walter noted this and will re-inspect and if not brought to acceptable standards, the Board will pursue action.

Old Business: John Lyon mentioned if a homeowner has a complaint to send a letter to the board at 48 Cypress Pond Road.

Walter Rex announced and said he will look into a mortgage specialist that he knows, whom might be able to find closing statements for those whom can't find their paperwork regarding the ongoing pro-ratio credit issues.

A general discussion, between the community at hand and the Board as well as a representative from Atlantic Mgmt., regarding ideas about proration credits and special assessment took place.

John Lyon and Paul Hallett assured home owners that this is continually being looked into and we need to find a way to remedy this issue in the near future but still need time to sort this out. A deadline has not been established yet but it is needed so that this does not drag out for years to come. If Closing Paperwork is available please send it to Summer Tress Homeowners Association, Cypress Pond Rd, Port Orange, FL 32128 and make sure to keep a copy for yourself. Also, ideas to unlock money if need be, possibly could be arranged from a CD that is due to mature in August, could be an alternative to special assessment if need be or from Capital Improvement in which case would need a membership approval. John Lyon said we will get these issues resolved somehow.

New Business: John Lyon reported that we need a new Board Member. Currently there are 6 people on the Board and 7 people are need per our Covenants and Restrictions. Joe Richotte was nominated to the Board. Also Terry Nixon volunteered to be on the board. After discussion John Lyon called for a vote. All 6 members of the Board voted; John Lyon, Frank Hart, Paul Hallett and Betty Szecei voted for Joe Richotte. Walter Rex and Kelly Nixon voted for Terry Nixon. John Lyon motioned to accept Joe Richotte as the 7th board member and accepted the title as Grounds Chairperson. Motion passed.

Walter Rex of the Architectural Review Board presented a new "Inspection Check List Form" which was developed by Robert Stevens to be approved. Board reviewed and approved.

John Lyon reported that the "realtor boxes" for display of notices, located in or around parking lots are either missing, broken or in disarray and need to be replaced. Donna Cloman located on a website, replacement "realtor boxes" for \$10.00 each, however it does not include the "upright post". We need 20. A sample in picture was shown to the Board.

John Lyon asking for volunteers and that will be coordinated by Joe Richotte for ideas as well as fabricating the upright posts for the new realtor boxes. John Lyon asked a motion to approve \$230.00 expense to approve new boxes, all in favor, motion passed.

Swimming Hours were addressed by a few homeowners to be extended beyond 11am-2pm for supervised children. Betty mentioned this was already reviewed 2 years ago and majority voted No. No motion was made to extend the children hours at the pool was made to extend the children hours at the pool.

Our TD Bank CD in the amount of \$52,352.57 will mature on 8/5/2015 and looking to transfer \$6,611.54 to the general account which will leave us approximately \$45,000.00 back into a CD or whatever the Board would see as appropriate. Also to unlock money could be arranged from a CD which holds reserve funds but this would need a full membership vote for approval.

As an alternative, the money could be taken from our Capital Improvement Fund. This would only require a Board of Directors vote. John Lyon is looking into these choices and asked a motion to look into the best investment plan option to research this in the next 60 days. All in favor to research for the best rate, motion passed.

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John Lyon asked a motion for approval for a \$1000.00 Emergency Fund, for example; in case of a pool emergency. In the event we can't wait 48 hours for an Emergency Board Meeting, the emergency must be approved however with President or VP only if an Emergency Board meeting cannot commence. All in favor to implement "\$1000.00 Emergency Fund", motion passed.

Betty Szecsei mentioned that there is an ongoing drainage problem that has been going on for quite some time when it rains for approximately 10 homes on Magnolia Loop. Betty would like to form a "Drainage Problem Committee" for these problems and enlist at least 5 volunteers to review options. John Lyon asked for a motion to approve a "Drainage Problem Committee" to be formed. All in favor, motion passed.

John Lyon reported that a woman, who will turn 54 this upcoming August, would like to purchase a home on 8 Summer Trees Road. The closing will commence on 7/15/15. John Lyon motioned for a vote. All 6 members of the Board voted; John Lyon, Frank Hart, Paul Hallett and Betty Szecsei voted for Yes. Walter Rex and Kelly Nixon voted No, motion passed.

John Lyon reported that Frank Hart of 19 Summer Tress Road wants to replace his outside Utility Storage Unit and it will conform to the standard like others in our community. Walter Rex also recommends it. John Lyon motioned for a vote. All in favor, motion passed.

A homeowner mentioned that there is a home with 2 young children and 2 adults. Paul Hallett said the Board is aware of this situation and working on this issue.

Several homeowners brought up the issue of 107 Cypress Pond as mentioned at the 6/16/15 board meeting. John Lyon once again explained because this homeowner is represented by an attorney we have no choice but to represent HOA and because there is representation he can't get into depth about it at this moment.

Walter Rex spoke up and said, "May I say something also? I was Treasurer for 7 years here and I still have a record of when the people are due...the house are due...be quite a minute please, I had a record of when every bodies house was due... Paul Hallet, said "You have records of Summer Tree people in your house still? Walter said, I have the house of when they were due, and at that time if you were paying in December, your payment was December through the next year of December. Now, I had an elderly woman who has a problem now, she isn't aware she can find the papers, she had to start paying in January. Now I'm sorry, but in 7 years of being the Treasurer I started to rotate everybody to the first of the year, Gallagher stopped me. At settlement, I would offer people the option to move their settlement date, or their payment date for the homeowner's fees to the first of the year or just hang in there with what was. Many people that I dealt with elected to go to January 1. Now I had 3 sets of records, I had a book that has every house number listed in. Has the date the dues are due, or were to be paid, or the payments that were made, it was all in one book. And there was a set of cards. There was one other set of records and I don't remember what that was. Now from 1992 to 1999 I can tell you that everybody... nobody was on a November yearly payment for a particular year, and I can swear on that on a stack of bibles. And I'm sure Trudy who was treasurer for how many years, I don't know until Atlantic took it over, can do the same thing. So I agree with the gentleman over here, Atlantic is a bookkeeper and should keep accurate records period.

John Lyon asked that we close the meeting and reminded everyone that there are no monthly meeting for the months of July and August. The next Board meeting will resume on September 8th, 2015. John Lyon asked for a motion to adjourn meeting. Motion passed.

Meeting adjourned.

Next meeting will be September 8th, 2015 at 7:00PM in the Club House.

Submitted by:

Sue Oppenheim, Recording Secretary