

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, October 18, 2015 at 7:00PM - Association Clubhouse

MINUTES

Meeting called to order by John Lyon, roll call: John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Joe Richotte, and Kelly Nixon. Walter Rex was not in attendance. 14 people in attendance at meeting. Pledge of Allegiance and a moment of silence were performed by the Board and Audience. September 8th, 2015 minutes were read and accepted as read.

President Report: John Lyon reported that Lynn Smith has moved and it was suggested by Lynn that Sally Ware be in charge of cleaning bathrooms and William Davis would like to assume the position of pool maintenance with general maintenance.

Vice President Report: Frank Hart and Joe Richotte had grounds crew trimmed and cleared out brush in the compound as well as removing piles of trash.

If anyone has extra pool keys that they are not using it is encouraged to turn them in to Frank Hart to distribute to new homeowners. There will be a refund for keys turned in. In the event Frank Hart is on vacation please contact another board member.

Treasurer Report: Paul Hallett reported that the balance sheet as of 9/30/15 combined checking and savings, a total of \$85,802.21 & TD Bank Reserve CD, a total of \$53,084.03. The CD matures 8/5/2020.

Secretary Report: Betty Szecsei has nothing to report.

Newsletter Report: Kelly Nixon reported that she raised the prices for advertising in our newsletter because of increased printing costs. The new rates are as follows: Business Card \$35-, ¼ page \$70-, ½ page \$125-, Whole Page \$250-.

Grounds Report: Joe Richotte said we are letting the grasses grow, there has not been mowing from grounds crew around the pond as per request from the water committee in order to try to seal off erosion, allow nature to take place and have a root system from, eventually growth should get a few feet high to assist in keeping soil in place from further erosion.

Any dead trees and trees with no tops, overhanging branches 10 feet or lower will be removed. Joe Richotte was advised by a Port Orange arborist that we don't need a permit if it is 4 inches or less that a permit is not required. Also grounds crew will blow out leaves and branches from paths. The 4th tree, a sand pine, near the club house as mentioned at last meeting and on minutes was removed at the cost of including a permit of \$75, total cost was \$900-. Another very large dead pine tree has been discovered between path and 105 and 107 Cypress Pond. The quote is \$400.00. Stones in the pool area have to be fixed by a contractor by the name of Darren Pease, so that people's cars are not getting stuck. This will be brought up in new business for a motion to approve \$75- per hour with a minimum of 2 hours. It should be 3 hours at the maximum.

Do not rake or blow leaves in piles in palmettos or on common grounds because this causes a problem for grounds crew's mowers. Leaves on common grounds will be mulched.

Architectural Review Report: Walter Rex is not present.

Old Business: John Lyon reported that letters have been sent out to the executor of 102 Cypress Pond Rd regarding the up keep of property to code standards as stated in our bylaws.

41 Summer Trees Road submitted diagrams for work of removal of two other trees on her property that is also causing problems to the structure of her house, again at her cost as well as her porch converting the porch from screens to windows as a closed unit with all proper permits required for all projects which was already a motion of approval in place.

107 Cypress Pond lawsuits are still in progress.

John Lyon asked at the end of the meeting for those whom believe they are owed proration credit, to leave their contact info to further address an investigation.

John Lyon reported SMART report; 152 Magnolia Loop is going into foreclosure, an estoppel request has been received, a \$300.00 processing fee is required at the time of actual foreclosure. 26 Summer Trees is vacant and John Lyon is in contact with Bank of America regarding future foreclosure. 107 Magnolia Loop is more than 1 year behind on paying HOA dues. Demand for payment was sent, owners attorney sent a "safe harbor dispute", meaning that legally if agreed homeowner only owes one year no matter how behind they may be, meaning we lose money. John sees the need to take some other course of action which the board needs to look into it first. These issues will be tabled for the next meeting.

New Business:

Bill Roberts, part of "The Water Committee" spoke about water flow issues and intrusion on homes in the section of Magnolia Loop. Instead of water flowing from a high point to a low point, water is going to the side and creating a swale. Benny Ho, a City of Port Orange engineer came out 3 times to visit the Water Committee. There is no drainage in the sub-division otherwise known as a swale pit for water to be collected as in the other ponds around in Summer Trees. There is yellow sand and sugar sand. All the silt builds up on top of the sugar sand and here lies the problem. Grass is a friend. Grass can help collect the some of the water, slow it down, percolating to achieve a soaking process to be absorbed into the ground. Part of Magnolia Loop was built in a valley, where the water is collecting; unfortunately there is not any official drainage. The City of Port Orange was entertaining the thought of putting a swale in but the budget was turned down. We will do everything we can with the grass and hope to achieve less of a strong flow to the pond.

RAIN WATER FLOW & COLLECTION COMMITTEE MEETING OCTOBER 3, 2015

Present: Bill Roberts, Betty Szecei, Kelly & Terry Nixon (10 residents) Committee history given; It has been noted that the area involved is about 2 acres from Summer Trees Road down to the Cypress Pond. The erosion at the bank of The Cypress Pond is inching toward the bike path. There are 4 other possible erosion sites just beginning. Correct installations of gutters with a pit underneath to have the flow drain into the ground. Terry & Kelly Nixon presented grass & other way to contain the flow of water. The grass care cutting was discussed. Mulching, types of grass & fertilizer are being reviewed for revision. We need solid testing to maximize grass growth. We need to work closely with the grounds chairman. Healthy grass & palmettos are a great help with the slowing of the rain water. Rain barrels may be useful. "Flower beds" inside wood or bricks is attractive and placed in position to slow the water flowing toward the pond. "Neighbor helping Neighbor" will be very necessary to keep costs under control. Reevaluation 6 months to one year. Left over stones will be stored in a driveway in front of the Nixon's. It takes approximately one wheel barrel of stones for each pit. We are going to try to arrange for our City council Representative to inform the city of our plan to rehab the pond & surrounding areas. We need to look into "swales" for the best drainage placement. We are looking into a temporary fix at the pond. We will be discussing this with the council representative & Summer Trees III for their input and any other ideas from the residents at the next board meeting.

Respectfully submitted
Betty Szecei

John Lyon thanked "The Water Committee" for their personal time and efforts for their information as well as trying to get projects on the way to dealing with this issue.

The pet waste signs as discussed at last meeting will not commence because the board agrees with the audience that if someone is disrespectfully dropping pet waste, they lack the integrity to abide by a sign.

Joe Richotte reported that 104 Hilltop Circle have 2 large oak trees within 3 feet of their home which is lifting the foundation and will further damage the home and is asking for permission to have these need these trees removed at their expense with proper permits. Any questions concerns or questions about tree removal, permits, etc., should be directed to the board and not directly to a homeowner. Joe Richotte asked for a motion for to accept the request from the Board for homeowner's permission to remove 2 trees. John Lyon, Frank Hart, Betty Szecei, Paul Hallett, Joe Richotte voted Yes. Kelly Nixon voted No. Motion passed.

John Lyon asked that meetings be met quarterly on the second Tuesday from now on; March, June, September, December. The annual meeting and elections will take place on the last Saturday of February. Part of the reasoning behind that is because it will give the board time to accomplish things rather than breaking it up with the frequency of one a month meetings and feel more will be more time to accomplish things as a result. Joe Richotte said part of the problem is that working with outside agencies don't always respond within 30 days and with more time, more will get done rather than an issue seemingly perceive a view as getting pushed aside when it really is not. Having 3 months will give enough time to solve a problem instead of rehashing an unresolved issue a month down the line. If something is urgent then a 2 day notice will be posted for a special meeting. Work on the board's behalf does not stop; it is being worked on behind the scenes. Paul Hallett asked for a motion to accept the request of quarterly meetings. John Lyon, Frank Hart, Paul Hallett, Joe Richotte voted Yes. Betty Szecsei and Kelly Nixon voted No. Motion passed.

Joe Richotte asked for a motion to spend up to the maximum of \$225- for Darren Pease, a contractor, to excavate the rocks at the pool to level it out. Stones in the pool area have to be fixed by a contractor by the name of Darren Pease, so that people's cars are not getting stuck. Most likely it will be \$150.00 but would like the maximum amount, just in case. John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Joe Richotte, and Kelly Nixon voted Yes. Motion passed unanimously.

Another very large dead pine tree has been discovered between path and 105 and 107 Cypress Pond. The quote from Gales is \$400.00. This will be brought up in new business for a motion to approve \$75- per hour with a minimum of 2 hours. It should be 3 hours at the maximum. John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Joe Richotte, and Kelly Nixon voted Yes. Motion passed unanimously.

Joe Richotte asked that residents do not rake or blow leaves in piles on common grounds and especially not into palmettos. This causes a problem for grounds grew to mulch as well as a problem for our grounds crew's to navigate mower equipment. Leaves on common grounds will be mulched. Joe Richotte asked for a motion effectively immediately, that leaves are to be picked up by residents and bagged. John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Joe Richotte, and Kelly Nixon voted Yes. Motion passed unanimously.

Joe Richotte reported that Gales contract is up for renewal and a raise will not be enforced if a couple of things were changed in their contract which pertains to once yearly; the deep edging around bike/walk ways would be changed from 5 inches to 3 to 4 inches which is the length of their blades to cut any roots that may be growing under the asphalt. In reference to the compound, maintain a 14 foot wide vegetation free path for vehicles moving to and from the compound, also clear over hanging vines and limbs to a height of 12 feet, mow the compound from entrance road as needed in the growing season (under the direction as recommended from the grounds chairperson) with emphasis on weeding under the boats and recreational vehicles. Also the contract will be changed from 60 days written notice to 30 days for any written notice from architectural committee to make correction. Joe Richotte asked for a motion that the above 3 modifications be approved for the new contract with Gales. John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Joe Richotte, and Kelly Nixon voted Yes. Motion passed unanimously.

Meeting adjourned.

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

Submitted by: Sue Oppenheim, Recording Secretary