

SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting – Tuesday, December 8, 2015 at 7:00 PM – Association Clubhouse

MINUTES

Meeting was called to order by Paul Hallett, there were 16 people in attendance. Roll call: Paul Hallett, Betty Szecei, Frank Hart, Kelly Nixon and Joe Richotte were present. John Lyon was present via cell phone. Walter Rex was absent.

October 13, 2015 minutes were read and accepted as read.

Vice President report: Frank Hart reported the Pad lock is off the compound, a new one is needed, estimate probably \$105 total. Still investigating estimates for pool keys.

Treasurer Report: Paul Hallett reported, as of October 31 the combined Balance Sheet and Checking & Savings is \$83,136.36. As of November 30, 2015 the combined balance sheet and Checking & Savings was \$76,338.06, the TD Bank CD was \$52,352.57 both months.

Newsletter Report: Kelly Nixon reported the income from the newsletters for April, June, Sept & Dec. totaled \$2,065.00. Ponce Inlet Printing was paid \$1,937.11. Forever Stamps purchase for \$9.80 giving a total excess of \$118.09. The next newsletter will be March 2016, it is sent out quarterly.

Grounds Report: Joe Richotte reported the grounds crew will continue to mulch thru January, then begin trimming palmettos. He stressed that no individual homeowner is to trim or cut palmettos between Cypress Pond and Summer Trees Rd, since these help slow the water flow. A beetle infected tree, previously approved for removal, south of 105 & 107 Cypress Pond Rd, was removed at a cost of \$400.

Architectural Review: Betty Szecei, reported that letters resulting from the latest review of properties were sent out. A reminder: There is no need to call to inform the Board you completed the items in your letter; there will be more inspections after Christmas. A homeowner had an issue with the long standing color of her fence and her neighbor's fence being noted in her letter as not matching the color of her quad.

Old Business: Joe Richotte announced, Gales contract was revised and accepted. He also reported that 102 Cypress Pond Rd is being fixed up, the issues are being corrected. The owners' son, the executor, is planning to sell it.

A tree taken down by Donna Cloman without Board approval was discussed, she was warned never to do this again. Board approval is required first before any tree removal.

Paul Hallett reported on the refunds. Estimates have been requested from 3 accountants, only one has responded so far. It needs to be reviewed for the next meeting.

New Business: Three people are needed to fill slots for the Board of Directors in the upcoming election. Anyone interested in running can give a letter to any Director.

107 Magnolia Loop is expected to close this month, December.
26 Summer Trees has been purchased. New owners, Jim and Agnes
152 Magnolia Loop is going into Bank Foreclosure.

2016 Budget – Joe Richotte moved to approve the 2016 budget, Frank Hart second. Discussion followed.

Betty Szecei, with the Rainwater Flow & Collection committee, requested a dollar a month be added to the monthly dues from each Summer Trees household. The additional dollar requested will be added to the budget for one year starting in January through December 2016. The dollar is to be used to cover costs of the work to be performed for the prevention of erosion to Cypress Pond. The work is mostly being accomplished by the Rainwater Flow and Collection committee and Summer Trees volunteers.

John Lyon added: The pond area and bike path have already sustained damage due to this erosion. The erosion is being caused by rain water, sometimes torrential, and the inability of the soil to absorb it quickly enough to slow down the flow from Summer Trees Road to Cypress Pond.

Betty continued: The goal is to save the bike path.

The Board approved the 2016 budget: \$78 per month from each residence which includes the \$1 a month, per household, for the Rainwater Flow & Collection Committee with the supervision of the Board of Directors.

Joe Richotte announced there is a homeowner, # 2 Summer Trees, advertising in the Air B&B for short term rentals. No action was taken by the Board.

The meeting was adjourned.

Submitted by:

Donna Cloman, Recording Secretary