

## SUMMER TREES HOMEOWNERS ASSOCIATION, INC

48 Cypress Pond Rd, Port Orange FL 32128

Regular Board Meeting - Tuesday, April 14<sup>th</sup>, 2015 at 7:00PM - Association Clubhouse**MINUTES**

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Meeting called to order by John Lyon, roll call: John Lyon, Frank Hart, Betty Szecsei, Paul Hallett, Walter Rex, Chris Cook and Kelly Nixon. Frank Hart and Walter Rex were not in attendance. March minutes were read and accepted as read.

**Treasurer Report:** Paul Hallett reported that the balance sheet as of 3/31/15 combined checking and savings, a total balance of \$94,066.56. TD Bank Reserve CD, a total balance of \$52,352.57.

**Secretary Report:** Betty Szecsei reported that she has made a Summer Trees West "Welcome Letter" packet in the form of a folder for new residents when they move in. Eventually this folder/packet of information will also be available to the community on Atlantic Community Association Management & Accounting's website so that pertinent documents can be downloaded and printed as needed if otherwise not received, lost, realtors, foreclosures, short sales, etc. The "Welcome Letter" packet includes the most recent newsletter, list of documents to be filled out by new residents and submitted to Atlantic Community Association Management & Accounting, Inc. for their records as well as a 4 page letter with phone numbers, just to name a few such as Bright House (cable), FPL (electric), customer service for water (City of P.O.), Animal Control and other important phone numbers and information that is on hand and helpful. Also included is a one page summary of our governing covenant's rules and regulations in the Summer Trees community. Also included are the pool rules so that residents are in compliance before actually entering the pool area. And lastly, a one page information letter about "The Ladies Club" for those who wish to join.

**President Report:** 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.

**Vice President Report:** Frank Hart is out on vacation. John Lyon added that the VP will be getting the compound organized regarding spaces for any vehicle or RV that is stored there.

**Grounds Report:** Chris Cook reported that Gales, our grounds maintenance crew are concentrating on edging on pathways and driveways. Chris Cook will advise Gales not to be overly extreme in trimming down palmettos in the future. Chris Cook will be looking into improving the pool parking lot appearance by distributing excess gravel that is currently gathered there. If anyone needs gravel for their parking space, please contact Chris Cook. Marigolds by the front sign and swimming pool, both were donated. Cypress Trees near the stream to build root growth are doing very well. This will keep the soil stable along the stream so it does not erode walking/bike path.

**Architectural Review Report:** Nothing to report. Walter Rex is out ill.

**Pool Report:** Nothing to report. Lynn Smith was not in attendance.

**Old Business:** John Lyon commended Kelly Nixon for doing a great job on the newsletter. Kelly Nixon mentioned if anyone that wants to contribute information to the newsletter, that it should be submitted to her no later than the 20<sup>th</sup> of the prior month before the actual quarter.

John Lyon reported that he has been communicating with Trudy Williamson on figuring out the best way to go about working on proration credits and hopes to do this shortly as discussed in last month's meeting. John Lyon stated that it has been an extremely busy month and he will work on catching up to review the next step in how to resolve this issue so that everyone knows what is going on.

John Lyon reported anyone videotaping meetings is required by the board to submit a duplicate copy within 48 hours after the meeting for the board's records.

John Lyon said that correspondence should be handled as business and sent to the address captioned above and not sent to his home address.

### **New Business:**

John Lyon presented our former Board President, Bob Rhein, V-P Joe Richotte and Treasurer Janis Tainsh an appreciation certificate for all the hard work performed, time and dedication that he has performed in the past. All former board members for 2014 will be recognized and also be receiving appreciation certificates as soon as the rest of the certificates are processed.

A resident on Cypress Pond Road notified the Board that a five year old child has been living at 51 Cypress Pond Road since October of 2014 and requests that the owner/landlord be made aware of this violation of our Covenants and Restrictions.

John Lyon has a request by residents Nancy and Robert Stephens, to allow a 3<sup>rd</sup> resident in their house hold to assist them due to their medical situation. The by-laws for Summer Trees allow no more than 2 people per household, however, because of their dire situation the Board made for an exception. Kelly Nixon motioned to allow Stephens to allow more than 2 people in their household. Motion passed.

John Lyon mentioned that the "Pledge of Allegiance" and a moment of silence were suggested by some homeowners at the beginning of each meeting.

John Lyon reported that we have "Paint Information Flyers" for those homeowners to have information on hand of approved colors and approved vendors of where to purchase house paint. The same information is mentioned in the current newsletter.

The board and audience discussed different ideas about beautification of the entrance as well as installing a new and improved "Summer Trees Community" sign at the south entrance, perhaps in the middle median instead of the left side of the road. Different ideas were discussed as to how we can to discourage drivers from exceeding the speed limit and the challenges we have because it is a city road. Other ideas were discussed about making repairs or improvements to the decaying flyer boxes, bulletin boards and parking spot numbered signs. John Lyon suggested that a "Beatification Committee" be formed. Also forming an "Activities Committee" would encourage meeting more neighbors. Other ideas include improving the pool area.

Kelly Nixon motioned to have an audit done on our finances for the last 2 years. There was no second. John Lyon commented that we need to look further into the facts and know how we are going to proceed before making any decision at this time.

Meeting adjourned.

Next meeting will be May 12, 2015 at 7:00PM in the club house.

Submitted by:

Sue Oppenheim, Recording Secretary