

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.**Regular Board Meeting - Tuesday, July 12, 2016 at 6:00PM – MINUTES**

Meeting held at "GoodWill" Dunn Lawton Ave, called to order by John Lyon, rollcall: Absent Dennis and Paul. 27 people in attendance. March 8, 2016 minutes read, ratify decisions, no changes. Motion advanced to approve was accepted.

President Report: John Lyon

- Presented Officer's report. Three new owners accepted as association members.
- Legal report on 26ST, 107CP and 152 ML – all in court process.
- Motion presented, discussed and accepted to begin monthly meetings 2nd Tues starting in Sept 2016 through Jan 2017.

Vice President Report: Frank Hart

- VP presented no report.

Treasurer Report: Paul Hallett

- Reported that the balance sheet as of 6/30/16 the combined checking and savings, a total of \$94,171.78 & TD Bank Reserve CD, a total of \$53,234.99.

Secretary Report: Bill Roberts

- Secretary reported that the Information and operation manuals is complete. Delivered to board members on July 1, 2016.
- The bank on the pond has been hardened. No new erosion noted in this seasons rains.
- Explained how correspondence is received, acknowledged and assigned for assessment. Followed by work in order of priority and budgetary guidelines.
- Explained how Town Crier is the boards method of reporting progress on the Vision statement for 2016.
- Future minutes will not be read, will be distributed to board and "Order of Roberts" (11th Edition) will be invoked. "...if there is no objection, the minutes will be approved." (and posted to bulletin boards and ACMCA website.)
- Secretary asked Betty Szecsei to give report for progress of "Election Committee STHOA-West."

Grounds Report: Joe Richotte

- Reported the need for removal of rotten trees in danger of falling. Motion for \$650 (Removal plus commercial permit) for 1st three tree removal accepted, discussed and approved.
- Concrete sidewalk repair work in immediate need presented. Motion advanced for up to \$1,500, upfront \$500 (startup materials), individual payments by each sidewalk replaced, discussed and approved.
- Listing being collected of other broken sidewalks, assessed for priority and placed into budgetary plan. Includes rental of large grinder to smooth out portions lifted by tree roots.
- Weed spraying of driveways completed. Season is very dry. Spraying in and around parked vehicles is still problematic.

Architectoral Review Report: Dennis Towne

- o Director presented review and observance of our Covenants and by laws. Paint scheme chart is located at Florida Paint. Must use this scheme for exterior of units.
- o Reported on followed by discussion on units not accepting US postal letters nor registered for infractions regarding exterior of home. Two units as examples of a process HOA could use; 136ST (rental) and 17ST (Owner, non-resident). For benefit of association members, board could exercise C&R to obtain estimates, hire contractor, attempt to bill owners and/or lien owner's unit.
 - Motion advanced to obtain estimates to repair units, send certified letter of plans, hire and pay contractor, contact owner for payment, if no response, then file lien for cost and associated expenses. Note: By Fla statutes renter money can be diverted

to HOA to pay for owners incurred expenses.

- Presented assessment for the addition to common ground of a patio (flat pavers 8' x 12") from unit 149ML. Motion made to deny this addition, followed by discussion. HOA in discussion would not want to assume liability for any addition to common ground. Unit owner presented that some areas of common ground do have similar additions. Motion amended and tabled until Sept. One possibility is for owner to write acknowledgement of liability.
- Report given for two other reports of disrepair between fence line and unit wall.

Newsletter Report: Kelly Nixon

- Newsletters are now distributed in the "Information Boxes."
- Email address available for on-line newsletters.
- Cost report given for ads and income.

Pool Report: Secretary (Temporary Pool Chair)

Bill Davis and Sally Ware are independent contractors overseeing day to day operations.

- An assessment report presented. Architectural Director and Secretary completed a detail list of issues that need attention.

Old Business or Unfinished Business

- Club House status: Closed and will remain closed.
- Shuffle board door rekeyed and is open for use.
- Refund / rebate status report. CPA is receiving and processing documents per instructions in two-page letter. Question from audience from member? Why must we \$35 for what you owe us. Discussion closed as letter is clear.

New Business

- John Lyon presented a plan from Ladies Club (Myra) for a matching amount of \$400 for new chairs. Motion advanced to explore, approved and discussed. Member of attendees felt the 20+ year old chairs did not need to be replaced, just repair. Motion stands to explore and receive input from new pool chair and liaison with Myra.
- Motion advanced, approved and discussed to select a pool chair that would have oversight of all pool operations. Our operations manual is a starting point. Chair would setup planning calendar, review assessment list and present plan(s) for budgetary expenditures. Voucher form (like Betty's water committee) could be utilized.
- Walk thru and an orderly transition will occur with new chair.
- Kelly Nixon volunteered to be new chair. Motion advanced to appoint Kelly, approved and discussed.
- John Lyon presented that ACMAC's webpage is back on line. Webmaster did an excellent job of setting up categories and employing a user friendly mode. Review and editing of categories is required.
- Secretary presented a motion to have a 3-hour workshop for next phase in the board's "Information and operations manual." Purpose would be to review section 27 and 28 in detail, discuss and determine method for addressing items listed. Motion approved. Date and location to be announced.

Questions as well as concerns from the floor were addressed.

- Question on obtaining more information on what a "Block Captains" role would be.

Meeting adjourned. (at 7:46 pm)

Next meeting will be Sept 13, 2016 at 6:00PM — Good Will
William Roberts – Secretary 2016