

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.

Regular Board Meeting - Tuesday, March 8, 2016 at 7:00PM - MINUTES

Meeting, Pool Area on Summer Trees Road, called to order by John Lyon, roll call: All present. 34 people in attendance. December 8th, 2015 minutes read and accepted.

President Report: John Lyon

Presented Officer's report. Also introduced 2016 Board.

Vice President Report: Frank Hart

- VP reported the current pool lock matter resolved. Recommended replacing with deadbolt and new keys. Motion made and passed (with limit of \$500). Key exchange program to be announced.

Treasurer Report: Paul Hallett

- Reported that the balance sheet as of 1/31/16 the combined checking and savings, a total of \$99,414.50 & TD Bank Reserve CD, a total of \$52,234.99. As of 2/29/16, the combined checking and savings was a total of \$102,540.88 & TD Bank Reserve CD, a total of \$53,234.99.

Secretary Report: Bill Roberts

- Secretary will be updating operation manuals for board members.
 - o Bill Roberts and Betty Szecsei of the Water Committee gave a synopsis of our Cypress Pond and rainwater issues. Result of soil sample from UF given. The bank on the pond has been hardened. More work planned over this year volunteers have saved money to community.

Motion and approved that officer's reports accepted as read.**Grounds Report:** Joe Richotte

- Reported contractor completed cutting, mulching cycle and trimming of palmettos. Removed small trees to open up sunlight and promote grass growth and two tree rotten trees. Concrete sidewalk repair work completed for three locations \$529

Architectural Review Report: Dennis Towne

- o New Director presented outline for 2016 regarding review and observance of our Covenants and by laws. We have a wonderful community and through homeowners review of the C&R and by laws, hopefully fewer inspections and letters will be needed.

Newsletter Report: Kelly Nixon

- o Newsletters are now distributed in the "Information Boxes." Reviewing mailing out of town process. Is working on the process of putting newsletters on line.

Pool Report: Bill Davis and Sally Ware

- A section of the pool screen should be fixed by the week-end. Mirrors in the bathrooms need to be replaced.

Old Business or Unfinished Business

- o Club House status: Closed and will remain closed until permit issues resolved. Subject continued and left open. C&R or by law issues a) 26 Summer Trees is under legal review. b) Airbnb update.

New Business

- Secretary made a motion to appoint a standing committee named "Election Committee STHOA-West." Motion accepted and approved. President appointed Linda Pelle to be the chairperson and Betty Szecsei to be Co-Chairperson.
- Subject of a "fine committee discussed, but tabled for additional research.
- Some community interest for having "Block Captains" discussed.

Questions as well as concerns from the floor were addressed.

Meeting adjourned.

Next meeting will be June 14, 2016 at 7:00PM – Place to be announced.

William Roberts – Secretary 2016-2017