

February 16, 2017

Summer Trees Homeowner's Association, Inc. dba Summer Trees West

Minutes of Board Meeting

Thursday, Feb 09, 2017 at VFW, S. Williamson Blvd., from 6:00 – 8:00 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Rollcall:

- Board members present: Joe Richotte, John Lyon, Linda Pelle, Leslie Tucker and Bill Roberts, Absent Kelly Nixon
- 29 association members in attendance and one non-member (refused to leave).

Minutes

- Jan 12, 2017 minutes accepted as written and unanimously approved. Motion Joe Richotte, Second Leslie Tucker.

President Report: John Lyon

- Year in review – highlights for 2016 by board of directors.
- Prepare for annual owners meeting scheduled for Jan 25, 2017.
- Update on obtaining INSURANCE QUOTES.
- Follow-up discussion on report from Oversight Committee
 - Grounds contract noted issues with timing, modification and percent.
 - Terry Nixon wrote letter strongly suggesting that HOA is to renegotiate before Oct 2017. Board made note of suggestion; no action to be taken at this time. Will address with new board and new contract of Oct 2018.
 - Phase four capped of \$14k was exceeded. Treasurer met with Rod and confirmed one overpayment of \$500 Board agreed was done and approved payment of the additional \$750.
 - 17ST report on contacting owner via Facebook. Handing issue to Architectural director.
 - 152 ML – Judge extended date foreclosure date until April 2017. Hand off to new president.

Vice President Report: Joe Richotte

- Bill led discussion on “planning calendar” check-points.

Treasurer Report: Leslie Tucker --- Balance sheet as of 1/31/16:

- combined checking and savings, a total of \$53,545.95.
- TD Bank Reserve CD, a total of \$53,234.99.

Secretary Report: Bill Roberts [Letters and Committee reports]

- Read excerpts from new letters that take exception with dog excrement not picked up, dogs not on leashes and poor communications with board and grounds. (third in a series.)
- Committee Reports – Bill Roberts
 - Boy scouts. – Began three projects, weekends of Feb 4 and March 4. Planting up to 4- trees and Cypress Pond Bank repair.
 - Census – Sue Deliso and Kathleen Michens mailed out assessment letters. Great response.
 - Cable – Betty Szecei, no report
 - Oversight internal Roderick Ewing – Hurricane cleanup. Excellent, concise and future recommendations.
 - Election. – Four openings. 3 applications. Proxy explained. Annual meeting and election on Feb 25, Saturday VFW 1 pm thru 3pm. Report to be given on year in review and suggestions for future.
 - Water – No report Bank is holding.
 - Pool – Bill Davis as Pool Chairman to replace Kelly Nixon.
 - - To prepare a short and long term plan for pool repairs.
 - - Brief of pool repairs (CD) to Owners in 2017 Feb meeting
 - Guidelines/bylaws - Appointed Kelly Nixon to head up committee to work on and procedures.

Grounds Report: Joe Richotte

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- *Hurricane cleanup. Cleanup is almost complete. Mainly 16 hanging limbs, (\$1,600) 70 stumps (\$1,000) near walking paths and several large areas to rake with debris.*
- **Architectural Review Report:** –Linda Pelle
 - *Results – Team will provide a Preliminary report of survey to bod's next quarter.*
 - *Rebuilding review process from ground up. Looking to board for guidance and oversight.*
 - *Master paint scheme is not and has not been with HOA for many years. Symmetrical color scheme is out of sequence. Will be asking for sub-committee to assist in a practical and logical remake of scheme.*

Newsletter Report: (and Added role of Pool Chair) Adm.

Old Business or Unfinished Business

- *Red top boxes in need of replacing. Need team to help.*

New Business

- *Request to install generator and propane tank at 130CP on private property.*
- *Request by John Luce, 152ML, to voice a complaint against grounds director for "terrible job of supervising vendor."*
- *Follow-up on blind driveway 94CP. More thought is needed to reduce liability and to address the blind driveway.*
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Meeting adjourned at 8:04 pm. Motion Bill Roberts, Second Linda Pelle

- Next regular board of directors meeting will be Thursday, Mar 9, 2017 at 6 – 8pm at VFW.
- Annual Owners meeting will be Feb 25, 2017 at VFW.

William Roberts – Secretary 2016-2017