

March 11, 2017

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

Minutes of Board Meeting

Thursday, March 9, 2017 at VFW, S. Williamson Blvd., from 6:00 – 7:44 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Attendance: 24

Calling of roll.

- Present: Amber Reynolds, Betty Szecsei, Leslie Tucker, Linda Pelle, and Bill Roberts
- Absent:

Proof of due notice of meeting.

- Posted Flyer (March 6, 2017)

Reading of minutes and disposal of any unapproved minutes.

- Minutes Feb 9 Regular
- Minutes Feb 25 Reorganization

Motion by Leslie Tucker. 2<sup>nd</sup> by Amber Reynolds. Approval is unanimous.

Reports of the

President – Amber R Reynolds

- Organization Structure Appointments: Mary Austin as Town Crier editor.
- City of Port Orange Planning and Zoning and Amber Reynolds and Bill Roberts met on March 2 to discuss options available to obtain an operations license.
  - Motion Work Plan for feasibility study
    - Motion by Amber Reynolds. 2<sup>nd</sup> by Leslie Tucker. Approval is unanimous.
    - Welcome Homes Construction invited to give free inspection with offer for quote on findings.
- Work Session, March 4, Grounds and Pool held a workshop meeting at pool to discuss management of the grounds, pool and funds available. (Amber, Leslie, Bill, Bill and Rod).
  - Pool and Grounds will be combined into one unit:
    - Chair will be Bill Davis with Bill Roberts as co-chair and Rod Ewing as an assistant.

Vice President – Betty Szecsei

- Water and erosion - Betty Szecsei
- Pond's bank is solid. Boy Scouts did great job. Will return to complete work.
- Feral Cat - Betty Szecsei
- Four cats remain of original colony.
- Welcome - Betty Szecsei and (Leslie Tucker)
- Section 18, in Operations manual guidelines, Titled, "Welcome to Summer Trees – West" updated. Secretary to complete the update, update manuals and update Webpage at Atlantic.

Treasurer – Leslie Tucker

- Budget target: \$20145 Actual: \$19648.26
- Combined Savings and Checking:
- \$53545.91
- Reserve: \$Future use
- Liens: \$Future use
- Special Assessment Planned \$ \_\_\_\_\_ Received \$ \_\_\_\_\_
- Budget Adjustment: Motion to correct year 2017 budgeted Bright house computation (\$6.1k)
  - Motion by Amber Reynolds. 2<sup>nd</sup> by Leslie Tucker. Approval is unanimous.

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**Secretary** – William Roberts

- *Templets presentation*
- Town Crier will be handled by Mary Austin. Each board member and chair will be responsible for writing up draft articles, pictures included also, by last week of each month. Send them to Mary Austin.

**(b) Directors**

➤ **Pool and Grounds** – Bill Davis and Co-chair Bill Roberts

- Redesign pool parking plans were presented by Bill Davis using an engineered drawing from Rod Ewing.
  - Motion Work Plan to redesign pool parking. Motion amended to limit \$100.
    - Motion by William Roberts. 2<sup>nd</sup> by Amber Reynolds. Approval is unanimous.

Donation of a bench from Judy Mercer to be added to donation from Leslie Tucker. Mini motion by Amber and 2<sup>nd</sup> Roberts with unanimous approval to accept.

Bill Davis gave report on work repairs done at pool area.

Bill Davis led discussion on need to patch portions of walking path due to roots pushing asphalt up into a tripping hazard.

Motion made by Amber Reynolds to setup a couple of experiments with \$50 limit each to determine study and determine the most cost effective approach with 2<sup>nd</sup> by William Roberts with unanimous approval.

Bill Davis led discussion on compound area and need to cleanup, up to and including the fabric type carport structures. Most need to be removed or replaced. Asked for input by next meeting.

Bill Davis and Bill Roberts read a thank you letter written to Gayles Cone for hurricane cleanup.

Amber Reynolds presented and read a thank you letter to Joe Richotte for his years of service as a board member, served on eight boards and most recently Grounds director.

➤ **Architectural** – Linda Pelle

- Linda Pelle and mentor Bill Roberts gave report on the status of the 237-home inventory. Mary Austin has prepared a base-line type data base. In future, the committee will present board with overall condition and then proceed with delivery of letters.
  - Motion to create a new “Master paint scheme, which is listed in our governing documents.
- Motion by William Roberts. 2<sup>nd</sup> by Linda Pelle. Approval is unanimous.
  - *Amber Reynolds appointed a paint Sub-committee, with Bill Roberts as chair.*

➤ **Communications** – Mary Austin and Co-chair Bill Roberts

- Request that board members and chairs write articles for town crier by fourth week in month.

**Committees. No report in March 2017**

- Census *Kathleen with Advisor Sue DeLiso*
- Election *Betty Szecsei*
- Cable *Vacant*
- Planning *Work in progress*

**Unfinished business.**

- 130CP addition of generator and fuel tank is completed.

**New business**

- Application process for additions or modifications by owner to unit, presently by Mary Austin

**Adjournment.**

**Meeting adjourned at 7:44 pm. Motion Bill Roberts, Second Linda Pelle vote: Unanimous**

- Next regular board of directors meeting will be Thursday, April 14, 2017 at 6 – 8pm at VFW.

Signed: William Roberts – Secretary 2017