

July 14, 2017

Summer Trees Homeowner’s Association, Inc., Summer Trees West

Minutes of Board Meeting

Thursday, July 13, 2017 at VFW, S. Williamson Blvd., from 6:06 – 7:38 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Calling of roll.

- ✚ Present: Amber Reynolds, Betty Szecsei, Leslie Tucker, Linda Pelle, and Bill Roberts
- ✚ Absent:
- ✚ Members attending: 31, plus one.

Proof of due notice of meeting.

- Posted Flyer (July 11, 2017)

Reading of minutes and disposal of any unapproved minutes.

- Minutes June 8, 2017 Regular
- Motion by Linda Pelle. 2nd by Leslie Tucker. Approval is unanimous.

Reports of the

President – Amber R Reynolds

- General report on ST West. Pool, Grounds and amenities. Everything is looking good
- City of Port Orange Planning and Zoning status update, we are following what the city is asking for. Next step, have builder present certified drawings.
- Status update for community-wide yard sale.
- Insurance quotes reviewed. New policy secured for 2017-2018. Same coverage, savings about \$200 per month.
- Report on legal; No report on 26ST and 152ML. General report on 107CP, reading a quoted report from FWB. Summary, mediation period ended with home not being sold. Legal process invoked including putting liens of about \$24k back on unit.

Vice President – Betty Szecsei

- Water and erosion - Betty Szecsei
- Pond’s bank - Bill Roberts – no more erosion given heavy rainfall
- Feral Cat - Betty Szecsei
- Welcome - Betty Szecsei and (Leslie Tucker)
- Volunteers needed. - Signup sheet at back of room
- Community center yard sale. July 14 and 15. Permit secured.

Treasurer – Leslie Tucker

- Combined Savings and Checking: \$58,344.33
- Reserve: \$47,037.09 (net after amount owed to operating)
- Budget is under by 2,210.91
- Special assessment 22 @ \$50 and 3 @ \$100.

Secretary – William Roberts

- Planning calendar, review upcoming events
- Letters and/or verbal complaints owners
 - Parking and general conditions of yard.
 - A pool party involving underage children and food in pool area. Letter sent to owner

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- Reported stalking of home. Need more information.
- Renter told they had no rights. Follow-up needed.
- 17 ST still in need of cleanup. Explore plan to involve code enforcement.

Directors -

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

- Report on number and type of stumps given. Grinding of 35 recommended at cost of \$595. Motion (Leslie, Linda) with discussion. Unanimous aye vote.
- Working on business model for grounds maintenance.
- Pool is doing well. No issues.

➤ **Architectural** – Linda Pelle

Bill Roberts gave sub-committee report on the progress of updated “Master paint scheme.” Plan is in final stage of completion. Final report and vote of approval request will be given in August board meeting.

• **Communications** – Mary Austin and Co-chair Bill Roberts - **Committees**

- Census *Kathleen with Advisor Sue DeLiso*
- Election *Betty Szecsei*
- Planning Work in progress
- Cable Now is a good time to visit with Spectrum to discuss transition from bulk Bright House to no contract Spectrum. (Betty Szecsei, Bob Rhein and Bill Roberts. Leslie will collect associated data). Still in process of contacting Spectrum manager.
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Unfinished business.

- Reports from directors
- Red top boxes being replaced

New business

Open to floor for discussion topics.

Call City of Port Orange on plumbing problems first. Then, if needed local vendor.

Bob Rhein discussed lien and foreclosure time periods, as FYI.

Salt can be used in driveways that contain stones. Great weed killer.

Adjournment.

Meeting adjourned at 7:38 pm. Motion Leslie Tucker, Second Linda Pelle vote: Unanimous

- **Next regular BODs meeting will be Thursday, August 10, 2017 at VFW, 6 – 8pm.**

Signed: William Roberts – Secretary 2017