

December 15, 2017

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

Minutes of Board Meeting

Thursday, Dec. 14, 2017 at VFW, S. Williamson Blvd., from 6:08 – 7:58 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Calling of roll.

- ✚ Present: Bill Roberts, Kathleen Mickens, Linda Pelle, Leslie Tucker, Betty Szecsei
- ✚ Absent:
- ✚ Members attending: 15

Proof of due notice of meeting.

- Posted Flyer (Dec. 12, 2017)

Reading of minutes and disposal of any unapproved minutes.

- Minutes November 9, 2017 Regular
Motion by Leslie Tucker. 2nd by Linda Pelle. Approval is unanimous.

Reports of the

President – William T. Roberts

- Fiduciary report on ST West amenities: Walking paths. Pool, Grounds and community center.
- Clubhouse- Continued review of cost options.

Vice President – Betty Szecsei (President provided report in absence of Vice President)

- *Water and erosion* - Betty Szecsei
Sod put down in 2nd ST cul-de-sac to abate erosion
- *Pond's bank* - William Roberts
- *Welcome* - Betty Szecsei and Ina Treadway
- *Volunteers are needed for our Welcome Committee. One person per street would be great.*
Neighbors welcoming neighbors.

Treasurer – Leslie Tucker

- *Combined Savings and Checking: \$32,129.35*
- *Reserve: \$47,039.09*
- Three outstanding 2017 special assessments

Secretary – Kathleen Mickens

- *Planning calendar, review upcoming events*
- *Budget Committee meeting*
- *Insurances up to date*

Directors -

- **Pool and Grounds** – Bill Davis and Co-chair William Roberts
 - Hickory Lane walking path still closed.
Irma cleanup is complete except for stump work
 - Compound gate-waiting for contractor estimate
 - Pool- sump pump replaced
 - Pool screen- scheduled for repair
 - Future one day closure of pool for repairs TBA

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- **Architectural** – Linda Pelle
 - Review of homes has resumed.
- **Communications** – Leslie Tucker
- Town Crier
- **Committees**
 - Census *Kathleen with Advisor Sue DeLiso*
We have eighty-four outstanding census forms.
 - Election *Betty Szecei*
Election packages will be mailed late December
Look for Candidate Forms to run for BOD right after Christmas. We will need, in hand, on February 24, 2018, 120 PROXY VOTES to open meeting. Please send in promptly.

Unfinished business.

- Reports from directors

New business- Open to floor for discussion topics, 3-minutes

- 1) Motion by William Roberts, 2nd Kathleen Mickens
To form” special comm.” to review and to recommend to STW board of director’s policy and/or guidelines on renter, hardship and guest visitation. Sue Deliso to chair. Vote unanimous.
- 2) Motion by Leslie Tucker, 2nd William Roberts
To obtain board approval so STW owners will receive final budget for 2018 recommended at \$253,116 or \$89 per month per unit. Vote unanimous.
- 3) Motion by Leslie Tucker, 2nd William Roberts
To obtain board approval to recover the operational cost associated with storm damage to community because of Hurricane Irma. Vote unanimous.

A list of questions was asked by Henry Springer and answered by the board.

Adjournment.

Meeting adjourned at 7:58pm. Motion Leslie Tucker, Second Bill Roberts vote: Unanimous

- **Next regular BODs meeting will be Thursday, Jan. 11, 2018 at VFW, 6 – 8pm.**

Signed: Kathleen Mickens – Secretary 2017