

April 13, 2018

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

Minutes of Board Meeting

Thursday, April 12, 2018 at VFW, S. Williamson Blvd., from 6:05 – 7:21 pm

Calltoorder

- Pledge of allegiance
- Proof of Notice

Calling ofroll.

- Present: Bill Roberts, Kathleen Mickens, Linda Pelle, Robert Rhein, Betty Szecsei, Tom Robertson
- Absent: **John Lyon**
- Members attending: 27 including Board

Proof of due notice of meeting.

- Posted Flyer April 9, 2018

Reading of minutes and disposal of any unapproved minutes.

- Minutes March 8, 2018 - Motion by Bill Roberts 2<sup>nd</sup> by Linda Pelle. Approval is unanimous.

Reports of the

President – William T. Roberts

- Received check for summary judgement of 26ST for \$29,346.04. Mr. Leone is pursuing some case law issues.
- Webpage being updated shortly , census up dated continually
- Financial reporting to owners – pie chart provided, breaking down where \$89 goes each month
- Clubhouse- Next week, the architect, City, and Bill will finalize plans to return clubhouse back to service.
- Need to address 17 ST
- Need to produce a profit / loss report
- 152 ML owes approx. \$5,000, but we will only get Safe Harbor (1year). Auction is delayed.

Vice President & Chair- Robert Rhein

- Working on Sale /Lease forms with Sue Deliso

Treasurer – Betty Szecsei

- Combined Savings and Checking: \$42,093.23
- Reserve: \$54,108.38
- Liens and arrears
- For the first three months of 2018 we are under budget \$3,550.50

Secretary – Kathleen Mickens

- Please return e- mail consent forms whether it's a Yes or a No.
- Van with flat tire on 2<sup>nd</sup> ST cul-de-sac taken away, repaired, and returned.

Directors -

Architectural – Linda Pelle

Homeowners are complying with the review letters they received and many improvements have been made including approximately six new roofs have been replaced.

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17 ST - There has been no contact since the roof was replaced. Owner was sent a 30 day warning letter on March 3, 2018 advising of either Code Enforcement involvement or we fix and she is billed. No response. The Board will discuss which avenue to pursue.

**Grounds-** Tom Robertson

Tom received nasty phone call from homeowner. Gayles Cone and Tom have a game plan and will execute it in good time. If you have a concern or request, RESPECTFULLY, contact Tom and a work order will be issued.

**Communications** – Leslie Tucker

- Town Crier

**Unfinished business**

Two no trespassing signs. Renters were warned multiple times to no avail. Owners/Property managers will be notified with a stronger demand.

**New Business-** Open to floor for discussion topics, 3-min.

Motion- remove three trees. Cost \$1,600. 107ML (in front & rear of unit; between 176/178 ML)

1<sup>st</sup> Bill Roberts 2<sup>nd</sup> Kathleen Mickens Vote unanimous

Motion- Cost \$758.24. Replace 8 screen panels, 2 sections of fence, wooden railings, front and side soffit of pool house. 1<sup>st</sup> Bill Roberts 2<sup>nd</sup> Kathleen Mickens Vote unanimous

Motion- purchase (2) \$100=\$200 UPS store pre-paid copy cards for printing HOA documents

1<sup>st</sup> Betty Szecsei 2<sup>nd</sup> Linda Pelle Vote unanimous

Motion- Explore options and cost estimated to replace deteriorated street signs. Cost request up to \$500.

Tabled until May 10, 2018 meeting. 1<sup>st</sup> Bill Roberts 2<sup>nd</sup> Kathleen Mickens Vote unanimous

Motion- To be pre-approved for line of credit to possibly purchase 107CP only for "Mediation Agreement"

with loan payoff upon sale of 107 CP 1<sup>st</sup> Bill Roberts 2<sup>nd</sup> Kathleen Mickens Vote unanimous

Betty Szecsei and Bill Roberts are looking into a better rate for our CD when it comes due next year.

Tom and Gayles are tagging trees for hangers and damage. Just because a tree has a tag, doesn't mean it will be cut down.

**Adjournment**

Meeting adjourned at 7:21pm. Motion Kathleen Mickens, 2nd Bill Roberts. Vote: Unanimous

We will meet on Thursday May 10, 2018 at VFW, 6-8 pm

Signed: Kathleen Mickens-Secretary 2018