

March 23, 2019

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

Minutes of Board Meeting

Thursday, March 14, 2019 at Summer Trees Community Center from 6:04 – 8:09 pm

Call to order

- Pledge of allegiance
- Proof of Notice

Calling of roll

- Present: Bill Roberts, Bob Rhein, Kathy Householder, Howard Worthington, Tom Robertson, Warren Schreiner, Kim Irely
- Absent: 0
- Members attending: 20

Proof of due notice of meeting

- Posted Flyer (March 12, 2019)

Reading of minutes and disposal of any unapproved minutes

- Minutes January 10, 2019 / Regular
- Motion by Bob Rhein, 2<sup>nd</sup> by Howard Worthington. Unanimous.

Reports of the

President – William T. Roberts

- Decisions since January 2019 were ratified: Pressure wash, sidewalk repair, and compound road.
- BOD reorganization structure was announced, and bank signatures explained.
- Improvement in Welcome practices were explained, as well as the need and benefits of collecting more email addresses, offering owners the choice to opt in or out.
- Community Center issues were discussed: Excellent paint job completed, workers recognized and thanked; use policy being composed by Kim Irely; key control and charges being reevaluated; additional activities/equipment being considered. Bill Roberts opened a discuss removal of key deposit at Community Center and pool.
- Tree policies were explained, citing Port Orange laws, STW bylaws, BOD's and Gales roles. Recent tree-related issues were discussed.
- Legal updates were given: 26 ST appeal status was given – all appeals have been denied. 107 CP current status is that a court calendar "hearing" date will be set.
- Compound culvert issues were discussed. Motion for \$1000 to hire consultant engineer was passed but tabled until St. John's sends on-site engineer. (We are "on their list." Water district in a mess.)
- BOD accomplishments were highlighted: We now have centralized office supplies; a year-round budget person is in place (Bob Rhein); residents have presented ideas for community activities which strengthen compliance with Fair Housing Act exemption; compound has been cleared and organized; clearer parking signs have been painted and better positioned; Director for Community Center is in place (Kim Irely).

Vice President – Robert Rhein / Chair of Meeting

- Two-signature bylaw for checks was explained.
- Spectrum Solutions implementation has been completed. Charge for landlines is \$9.99, WIFI modem and router no charge – if billing incorrect, residents should call Spectrum Bulk Services.

Treasurer – Howard Worthington

- Combined Savings and Checking: \$83,229.12
- Reserve: \$45,532.51
- Homes with liens were discussed. The C&R Hardship bylaw was discussed.

Secretary – Kathy Householder

- Potential speaker ideas for future meetings were presented.

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**Directors -**

- **Grounds** – Tom Robertson
  - Compliment received from 103 Hilltop.
  - Motion by Bill Roberts to remove two trees, at a cost of \$905. 2<sup>nd</sup> Warren Schreiner. Unanimous.
- **Pool – Bill Davis**
  - 30-day cancellation notice given to Sand Dollar. Contract with Sandollar will be signed 4/1/2019.
- **Architectural** – Linda Pelle
  - No report
- **Communications** – Leslie Tucker
  - Town Crier coming out soon.
- Structure - Warren Schreiner
  - Looking into more benches – average price to re-do = \$75, new green \$200, or aluminum \$70.
  - Perhaps some people could opt to contribute to offset cost. Repurpose existing concrete bases to memorial benches and sell for \$100.
- **- Committees**
  - Census - Kathleen Mickens with Advisor Sue DeLiso - No report.
  - Election - Betty Szecsei - No report.
  - Erosion – Betty Szecsei. Boy Scouts will be back and will work with Warren and Kim to beautify Community Center area. Should lead to another Eagle Scout!

**Unfinished business**

- Bill Roberts, Sue, and Kathleen working on better use of email – communication growth needed.
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**New Business-** Open to floor for discussion topics, 3-min.

- Price savings may be available if quad owners all paint or re-roof at the same time with same vendor.
- Bill Roberts appointed Janice Tanish to chair a committee to investigate possible savings on termite bonds if multiple owners sign up with same company. Bob Rhein volunteered to be on committee.
- Terry Nixon asked about lily pad propagation in pond near pool and spraying issues with ST3.

**Adjournment**

- Meeting adjourned at 8:09pm. Motion: Bill Roberts, Second: Tom Robertson. Vote: Unanimous.
- We will meet on Thursday, April 11, 2019 at STW Community Center, 48 Cypress Pond Rd., 6:00 – 8:00 p.m., BOD Meeting / regular.

Signed: Kathy Householder -Secretary 2019