

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

Minutes of Board Meeting

Thursday, January 9, 2020, 6:03p.m. – 7:38 p.m.

New Hope Baptist Church Hall, Port Orange, FL

Call to order:

- Pledge of Allegiance
- Moment of silence
- Proof of due notice of meeting (posted January 7, 2020)

Calling of roll:

- Present: Bill Roberts, Kathy Householder, Howard Worthington, Tom Robertson, Warren Schreiner, Kim Irey;
- Absent: Bob Rhein

Members attending: 23

Reading of minutes and review and disposal of any unapproved minutes. If no objections, accepted.

- Motion by Kathy, 2nd Warren Approved: Unanimous *2019 Dec. 12 Minutes

Reports of the:

President – William T. Roberts

Bill opened by reading a letter from Dot Russell, long-time STW resident, about her trip to Washington DC, honoring her as a WW II veteran. Howard then read a letter from Dot Russell, thanking Bill for being the best STW HOA BOD president in over 40 years.

Bill explained STW balance sheets and cleared up confusion about remitting HOA dues - preferred method is to send to Tampa address of Center State, although remitting to Atlantic is still permissible. He said Judy Richotte needs help with Welcome Committee, and Betty Szecei needs help putting packets together – Kathleen Mickens said she will help. Bill informed BOD that Frank Hart has stepped down as Compound Chair due to his and family's health problems but will assist as possible. New Compound Chair is needed.

Bill reported that two years ago Bob and Sue DeLiso separated the Renter Form into two parts, part for renter and part for homeowner. Form was never implemented. This was possibly a factor in the recent "drug house" incidents, and has led to several non 55+ residents, multiple people living in units, and more than two vehicles per household. It is time to "get our ship in shape" as our 55+ status could be jeopardized if we do not comply with government Form #38. A policy letter will be sent to the known 38 STW owners currently using their units as rentals.

Vice President – Robert Rhein

Absent

Treasurer – Howard Worthington

- January financials not yet available.
- 2 December demand notices

Secretary – Kathy Householder

Reviewed Planning Calendar for January 2020. The Election and Annual Owners' Meeting will be February 29th from 12 – 3 p.m. at VFW. STW Web pages have been revised and turned in to Atlantic for Webmaster to update.

Communication – Kim Irey

Town Crier completed and will be out in a few days.

Grounds – Tom Robertson

Tom has been trying to deal with the City re: Magnolia Loop pavement cracks.

Grounds – Structures and Pool – Warren Schreiner

Pool update: Bathrooms are being worked on as well as the pumphouse. Main water line valve has been replaced. Solar is working (had a digital problem). The motherboard is failing – bypass recommended.

Unfinished Business

2020 self-nomination election letters have been mailed. So far three have been turned in – Tom, Warren, and Bill. New BOD term limit cycles were discussed, and Bill said a committee should be formed to explore options – contact person is Don Ross, 419-215-3519. The walking path behind Hilltop has been repaired. The newly formed Deferred Maintenance Committee Chair is Gary Evans, Terry Nixon, Janice Tanish, Howard Worthington, and Marc Irey. Work to repair the culvert under the compound road has commenced, utilizing plan and labor of STW residents. Meeting in judge's chambers re: 26 ST is scheduled for Feb. 13 @ 9 a.m. Key Refund letter has not yet been mailed. December 2019 financials were given (not available on time for Dec. meeting): Combined checking & savings, \$46,561.88; Reserve, \$41,695.08.

New Business

Questions were asked about termite bond and insurance records for homeowners – no data base has been established; sending a letter to owners was discussed. Terry Nixon asked about cost of fixing culvert by homeowners: \$5,000 - \$6000 (as opposed to \$50,000 - \$75,000 bids). Janice Tanish thanked everyone involved with culvert repair. Gary Evans reported Teresa Rivard now has a notice of commencement for demolishing her house destroyed by fire.

Motions

None

Adjournment

Motion to adjourn by Kathy. 2nd Bill

Next meeting Feb 13 6 to 7 (administrative, and board prepare for owners meeting).

Annual owners meeting Feb 29, VFW noon to 3

Signed: Kathleen Householder, Secretary 2019