

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.
D/b/a Summer Trees West
48 Cypress Pond Road, Port Orange, FL 32128-6722
A 55 & Older HOA Community
stwhoapo@gmail.com

Due to the Governor's continued Covid-19 restrictions, Summer Trees West's next board of directors' meeting will be September 10, 2020. In effort to keep Association Members informed, the minutes will be voted on, posted now and ratified at the next meeting.

Therefore, we approve the 11 June 2020 minutes at this time as written.

Members of the Board present:

President, Bill Roberts	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Bill Roberts</u>
Vice President, Don Ross	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Don Ross</u>
Secretary, Kelly Nixon	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Kelly Nixon</u>
Treasurer, Howard Worthington	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Howard Worthington</u>
Director, Tom Robertson	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Tom Robertson</u>

Signed and approved.

Respectfully submitted for STW HOA community.

Kelly Nixon
Secretary

June 22, 2020

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MEETING MINUTES OF JUNE 11, 2020
New Hope Baptist Church, 1675 Taylor Road, Port Orange, FL 32128
6:00 pm to 8:30 pm

Chairman Don Ross opened the meeting with the Pledge of Allegiance & a moment of silence. Proof of June 8th NOTICE was displayed. Roll call indicated Warren Schreiner was absent. Five board members present for quorum: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington and Tom Robertson. Including the BOD, nine members were present. March 12, 2020 meeting minutes were approved unanimously motioned by Bill Roberts & second by Kelly Nixon.

President's Report: Bill Roberts updates on the surplus funds on the sale of 26 ST & the case closure of ST26 LLC. A summary of a much needed POLICY MANUAL in progress gave incite to the guidelines added to our C & R's for future BODs. A progress report of several properties where concerns have been ongoing indicated good news on most but still more work is needed on others. A photo history of the culvert project authored by Barbara Jester circulated & was very much appreciated by the audience.

Vice President's Report: Don Ross related the necessity of adhering to the Pool Rules so all residents can enjoy it knowing the posted expectations set precedence. In addition to neighborly coexistence, state health department laws demand specific adherence. Andy & Carolyn Stefaniw have reported clearer waters in our healthy pond where the carp are thriving & jumping in Lake Magnolia. Only a few more upgrades to the pool area are needed. Gary Evans questioned the age of the screened framing, potential damage costs & catastrophic insurance to replace it.

Treasurer's Report: Howard Worthington stated combined Savings & Checking at \$36,551.47+22,382.22=\$59,033.69. Our reserve account sits at \$40,121.92. "The Check's in the Mail!" had the audience clapping with delight hearing MDM & LOC (Misc. Deferred Maint. & Line of Credit) are PAID IN FULL! Howard reported one lien & five demand letters.

Secretary's Report: Kelly Nixon reviewed June's planning calendar events.

Directors' Reports:

Grounds: Tom Robertson reported on the healthy, beautiful grass throughout the 50+ acres of STW. Gales Cone, our mower, has mowing "zones" & will get to each area in due time. Please be patient & let the grass go to seed. The removal of dead limbs & parasitic mistletoe from tree tops is scheduled to be done by Gales & helper, Mike Martin.

Structures: Bill reported the solar assembly atop the pool house roof needs a makeover & is in the works.

Ladies Club: With the Covid-19 restrictions still in place, no meetings until further notice. Sonya Coppo needs assistance with filling up the rain barrel at the front entrance; volunteers are needed because schlepping buckets of water has become too onerous for her. She has done a wonderful job keeping the STW entrance sign & planting looking great.

Self-managed Committees: Amber Reynolds & Barbara Jester joined forces tackling the Census & Database. Ronnie & Kathy Householder have the Compound in order; the gate & fence are on a work schedule for repair (**Unfinished Business**).

New Business: Project motions: PAINT ESCROW will require owners' vote; Rental policy (step 1), Trespass Warning policy, Self-Management Structure, Management of Compound, Tree Management Policies adopted unanimously.

It was motioned for adjournment by Kelly Nixon and Second by Don Ross. Vote: Unanimous. The next meeting will be September 10, 2020. Respectfully submitted by Secretary, Kelly Nixon