

Summer Trees Homeowners Association, Inc., d/b/a Summer Trees West – A 55+ Self-Managed HOA Community  
48 Cypress Pond Road, Port Orange, FL 32128-6722 – [stwpohoa@gmail.com](mailto:stwpohoa@gmail.com)

**MISSION STATEMENT:** Our mission is to manage the operations of Summer Trees West to effectively maintain the community to preserve property values, the natural surroundings and foster community spirit.

### SEPTEMBER 10, 2020 MEETING MINUTES

New Hope Baptist Church, 1675 Taylor Road, Port Orange, FL 32128  
COVID-19 CDC Health Guidelines Established & Adhered

Chairperson, Don Ross – Vice President, opened the meeting at 06:07pm with the Pledge of Allegiance & a moment of silence. Secretary, Kelly Nixon displayed the community flyer NOTICE & called the roll. A quorum of six board members was present, one seat remains vacant & nine members attended.

President, Bill Roberts reported on the pool pump house water flooding/seepage & possible sealing the walls. The wire grate on the outflow pipe at Lake Magnolia will need monitoring & cleaning to remove algae buildup; if left alone, the grate will completely block any water escape. Bill reported that issues not involving violations of our HOA C&R's are referred to the appropriate agency, i.e. USPS, City of Port Orange, POPD, Spectrum, FPL .... The walk/bike path, which is at the water table, on the north end of Cypress Pond will need to be raised to avoid pond water/algae from making it slippery. Both Hickory Lane path & the Cypress Pond paths were pressured washed to remove algae.

Vice-President, Don Ross discussed the upcoming Budget meeting & is waiting for the September financials to organize the meeting. Don announced the upcoming Architectural Review & the need for Election volunteers.

Treasurer, Howard Worthington reported: Total Checking/Savings at \$52,231.47 & Reserves at \$39,542.99; one demand letter & one lien.

Secretary, Kelly Nixon reviewed the planning calendar reiterating the upcoming Budget, Architectural & Elections events. A diagram of our Policy Manual summary indicated the policies to enact at the meeting.

Grounds chairperson, Tom Robertson acknowledged that Nov. or Dec. a "lift vehicle" would be rented to trim dead & mistletoe branches in the upper treetops. As soon as the rain subsides, the parking spaces will be sprayed.

Structural Detail Expert, Warren Schreiner agreed to evaluate, inventory & report the replacement/mending of the fence at 211 ST Road.

Unfinished Business: A unanimous vote accepted the second phase of the Rental Policy to continue on to "legal" for further review/publishing; this policy will require a new owner to wait one year before renting the unit. A favorable response from the audience reinforced the BOD's decision. A special committee overseeing sales/transfers/rentals may be needed to keep up with constant changes. Discussion concerning "disclosure" to new buyers pointed to #7 on the DISCLOSURE STATEMENT indicating such a requirement.

New Business: A motion to remove at \$800 a severely leaning tree at the north end of Lake Magnolia passed. It was passed that STW will contribute annually \$200 to STIII for the spraying of Cypress Pond. Policy Statement Phase 2 for STW guidelines regarding, policy & procedure, Welcome Packet, official notification, fencing: a/c easement, private perimeter, corner posts & replacement were included & passed unanimously. A USPS letter to 184 ML will be sent to address ongoing architectural issues; if no response, a certified letter will get sent. A five item Architectural Check List was discussed for clarity. The pool pump room tank & pool tile will need resurfacing. The importance of the Census revealed that losing the 55+ STATUS would be permanent. Terry Nixon agreed to help rewrite page 29 for better understanding.

The meeting adjourned at 08:17pm.

Respectfully submitted by Kelly Nixon, Secretary STW HOA