

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 – [stwhoapo@gmail.com](mailto:stwhoapo@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.

### **OCTOBER 08, 2020 MEETING MINUTES**

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

At 6:15pm Don Ross, **Chairman**, opened the meeting with the Pledge of Allegiance to the U.S. Flag & a moment of silence. Secretary, Kelly Nixon showed the BUSINESS FLYER posted on October 06, 2020 & called the roll. A quorum of five board members was present, one seat remains vacant & a total of 14 members were in attendance. Howard Worthington, Treasurer, was absent.

The **MEETING MINUTES** of SEPTEMBER 10, 2020 were ratified for posting in the community. A motion passed unanimously later in the meeting allowing the Secretary to generate, distribute for review & after which post the meeting minutes as written & make necessary changes at the next meeting. This will include Annual Owners' as well.

Bill Roberts, **President**, reported By-Law issues resolved with 120CP & unresolved with 102ML, 184ML & 51CP. One letter to a homeowner, et.al, was read aloud for board approval & okay to be sent on Saturday. A ruptured motor gasket inside the pool pump room causing major water loss took the pool out of service for a day & wet everything inside the room. A waterproof container was purchased to keep dry the Health Department's required paperwork. If not for the newly configured overflow pipes, the pump room would have sustained much more damage. No report from legal on 26ST or the second phase of the Rental Policy. One lien & two demand letters reported for the Treasurer. The culvert project is officially closed out. Ongoing for Budget review: fence, slippery walk/bike paths at HL & at 60CP, repairs to the pool's pump room walls, filter tank & pool tiles.

A Budget Meeting date yet to be determined by Don Ross, **Vice President**, will include items for consideration such as: a clubhouse & HOA community painting escrow account. Repair of the pool's solar vs. replacement is also an item for discussion. Leaks can take many days before getting repaired.

A planning calendar review revealed events of: Budget, Grounds' Contract renewal, Census, Election & Town Crier inquiries for the **Secretary**, Kelly Nixon. C&R's pg. 29 HUD specifications were read aloud, discussed & 55+ occupant requirements are at the board's discretion, especially if the 20% rule cap would be breached.

Nothing was reported by Tom Robertson, **Grounds Chairman**.

Linda Pelle, **Architectural Review** Chairwoman, notified the board that canvassing would commence with cooler weather in November.

The **Compound** road discussed by Ronnie & Kathy Householder, Chairpersons, verified that Gales Cone would be hired by 108HC to remove its driveway stones & redistribute to fill ruts along the compound road. A request to complete filling in the ruts will be submitted to the Budget Committee.

In **Unfinished Business** the additional cost for Clear Waters (\$240/yr.) contract was ratified. These enzymes will reduce the muck on the bottom of Lake Magnolia. Dock walking platforms/railings will be investigated to remedy the problem of the slippery spot at 60CP walking path.

Moved & unanimously approved in **New Business** provides stamps & supplies for the bi-annual census which was not budgeted.

The meeting was adjourned at 07:51pm.