

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.

d/b/a Summer Trees West – A 55+ Self-Managed HOA Community
48 Cypress Pond Rd, Port Orange, FL 32128-6722
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.

NOVEMBER 12, 2020 MEETING MINUTES

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

Chairman Don Ross opened the meeting at 6:15pm with the Pledge of Allegiance to the U.S. Flag & a moment of silence. A proof of meeting business flyer was displayed & roll call of the Board indicated six present, one vacant. 19 members attended the meeting. October 08, 2020 Meeting Minutes were approved as written.

A huge applause followed the introduction by President Bill Roberts of Eddie & Linda Hamilton as the new Editors of the Town Crier monthly community newsletter & of Terry & Cheryl Blunk who are joining the Sign Committee with Janice Tainsh. Bobbie Weller has agreed to be the Architectural Committee Chair in training.

An unnamed demand letter was displayed for the audience showing the process of collecting unpaid dues & the next step of filing a lien on the property. No objection of sending a 51 CP follow-up letter informing of the tenant's continuing C&R violations was noted. STW will receive an annual January bill of \$200 from ST III B, C & D for our contribution to the maintenance of Cypress Pond. City of Port Orange Field Operations turned off 211 ST's water meter because of excessive high water usage at the pool. It has not been turned back on & the pool is temporarily closed. After a recent near "illegal fire pit" mishap & a POFD visit, the need for a "fire pit" policy is evident. Numerous ideas & discussion were entertained concerning a new clubhouse vs. bringing up-to-code the old clubhouse/community center & how reserves can/can't be used. Approved unanimously were motions of newly purchased homes in STW now requiring a 12 month waiting period prior to renting & Page 29 HOPA exemption revision, final draft; legal council will review & advise. Also, legal will advise on the fiduciary obligations/considerations of the old clubhouse/community center. In addition, legal will file for summary judgment on 26 ST.

Vice-President Don Ross addressed & discussed a Paint Escrow which could be established in the future. The final Budget Meeting will be on the 17th.

Treasurer Howard Worthington was unable to report October's financials because Atlantic Management's Quick Books system is down. One lien, one probable lien & two demand letters were reported.

Secretary Kelly Nixon will begin the required Census process with door-to-door delivery in lieu of a mass mailing. Warren Schreiner agreed to install a receiving slot in one of the doors at 48 CP similar to a "mail slot." This provides an alternative to USPS & emailing when returning the Census form.

Director, Grounds Chairman, Tom Robertson wants requests for Palmettos needing trimming to be called into him. Leave a message if he's not able to answer right away. Grounds contract approved for 2021.

Director, Structural & Pool projects, Warren Schreiner continues to work diligently to keep seeping water at bay in the pump room by scraping & painting the interior.

Architectural Committee Linda Pelle & Bobbie Weller have completed the first two cul-de-sacs on ST Rd.

The meeting was adjourned at 8:20pm. **Next monthly meeting will be: December 10, 2020 at 6pm.**