

# 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](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.

## DECEMBER 10, 2020 MEETING MINUTES

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

**Chairman Don Ross** opened the meeting at 6:05pm with the Pledge of Allegiance to the U.S. Flag and a moment of silence. A proof of meeting business flyer was displayed and the six seated board members were present: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington, Warren Schreiner and Tom Robertson. 18 members attended the meeting. November 12, 2020 Meeting Minutes were unanimously approved as written.

**President Bill Roberts** reported that the establishment of exceptional committees and well written policies should help with the ongoing additions of new board members in the future. Bill discussed concerns of having an in-house Annual Members' Meeting in February and the possibility of utilizing new technology of video streaming. Bill had no report to give for 26ST. Bill has not met with our attorney to review the board approved rent policy and age 55 and over page 29 in our C&R's.

**Vice-President Don Ross** reported on the final budget committee's recommendation. After a lengthy discussion, the Board voted unanimously to accept a **2021 Operating Assessment of \$105 a month and a \$4 a month Reserve amount, totaling \$109 for monthly dues.** The 2021 \$109 monthly dues includes: 1) a 5% increase for cable, internet and WiFi, 2) a 5% raise for the Grounds Crew, 3) a \$2 monthly replenishment of the pool/clubhouse reserves and 4) to establish a reserve adding \$2 monthly for future replacement of the current walking/bike paths when needed.

**Treasurer Howard Worthington** reported combined November Savings and Checking: \$22,441.90 + 20,854.79 = \$43,373.85, Reserve: \$39,462.71. P&L Report - Actual: \$280,946, Budget: \$261,888 = (\$19,058) difference.

**Secretary Kelly Nixon** reported that the door-to-door delivery of the STW HOA 2020 Census is going well and that Warren's mail-slot handiwork at the 48CP building has been very popular. The Election committee will be meeting to discuss the upcoming Annual Members' Meeting scheduled for February 27, 2021, 11am to 2pm, at the VFW.

**Director Warren Schreiner** reported the pool pump room walls are sealed and the filter tank Marcite is still needed. Retiling the pool edges may take longer than expected due to the Covid-19 pandemic's stress on vendors. The continued erosion at the west end of the pool's concrete decking will require further investigation by a licensed engineer.

**Director Tom Robertson** reported that, as an unpaid volunteer, concerns should be addressed to him in an adult and respectful manner. He takes all concerns seriously and is amiable in resolving everyone's issues as they arise. A lift vehicle to trim dead branches and mistletoe from the tree canopy will be scheduled soon.

**Architectural Review Committee Chairs Linda Pelle and Bobbie Weller** reported that the canvassing is complete and that, compared to last year, there was a substantial decrease in the number of outgoing letters to homeowners. Their positive suggestions for improvement have resulted in a heightened pride of ownership leading to better curb appeal and higher property values.

**In unfinished business**, the 184 ML owner has recently passed away and therefore, continued actions for architectural review improvements have been temporarily suspended at that address.

**In new business**, the **Signage Committee**, **Bill Roberts**, **Janice Tainsh** and **Cheryl Blunk**, met with the Division Chief of Fire Safety and Inspections, **Beau Gardner**, to assist in uniform signage displaying reflective house numbers to meet City of Port Orange EMS Code requirements. Discussion related to the quad-home units not facing the roadway was detailed with a variety of ways of posting house numbers. Also discussed was the uniformity of designated parking signs or the removal of the board's current maintenance responsibility. A motion to establish a special signage committee to recommend a uniform signage policy for homes and parking passed unanimously.

**In open-to-the-floor topics for discussion**, a more in depth explanation of the "lift rental" to remove dead tree branches and mistletoe in the upper canopy satisfied the inquiry.

The need for utilizing online video streaming services to accommodate the members who cannot attend meetings due to the Covid-19 virus requires the abilities of a competent moderator/operator to manage the video meeting. A show of hands indicated most of the attendees preferred an in-house meeting.

The **TRESPASS ENFORCEMENT AGREEMENT (TEA)** was put into action and both STW and STII presidents, **Bill Roberts** and **Marcel Fouriner**, met with the POPD to review the TEA'S guidelines. With the TEA in effect, no one should confront unknown people engaged in suspicious activity or any other kind of behavior that may seem inappropriate on STW property (common grounds); one should call 911 and have an officer investigate the situation.

At 08:33pm the meeting was adjourned.

**The next regular board meeting is January 14, 2021.**

Respectfully submitted by Kelly Nixon, Secretary 2020