

**SUMMER TREES HOMEOWNERS ASSOCIATION, INC.**  
**2020 ANNUAL OWNERS' MEETING**  
**NEW HOPE BAPTIST CHURCH, 1675 TAYLOR RD, PORT ORANGE, FL 32128**

*Saturday, February 29, 2020 – 2:30 pm – 4:43 pm*

Meeting was called to order by Don Ross. Roll call: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington, Warren Schreiner, Tom Robertson & Kim Irey. President asked the audience for & was granted permission to paraphrase last year's annual meeting minutes dated Saturday, February 23, 2019. Kelly Nixon motioned to approve the minutes as paraphrased, second by Don Ross, audience silent – approved unanimous. 131 proxy votes were tallied & 36 members were in attendance; a quorum was reached & the four openings on the board of directors were filled by the four members who applied. A reorganization meeting ensued.

Guest Honorable Chris Miller, Volusia County Judge, spoke of the court system in relation to county vs circuit, civil vs criminal & trial vs appellate, as well as answer audience questions within the cannon restrictions placed upon judges.

**PRESIDENT REPORT:** Bill Roberts STATE OF THE ASSOCIATION report for 2019 included praise from owners on the grounds, lakes, sidewalks, pool & the overall appearance of the community. 127 designated parking signs were replaced. The compound, its gate & its road received overhauls resulting in greater organization & ease. An extensive amount of research went into failed & replacement tubes, repair costs & machinery needed to repair the compound road culvert. Court ordered mediation & the sale of 107 CP finalized the litigation. The owner moved away. The adverse possessor of 26 ST lost his appeal with the 5th DCA & was ordered to return to the 7th district & pay STW's attorney fees. An inquiry filed May 2019 resulted in our community center taken out of service by city code enforcement. The walking path along Hickory Branch, behind the homes on Hickory Lane, was repaired, pressure washed & placed back into service. Many owners took pride in their homes with improvements helping to keep our neighborhood looking up to date.

**STATE OF THE ASSOCIATION REPORTED FOR 2020**

***February 2020 Report***

The culvert & Lake Magnolia tube repairs are slated for spring of 2020. 26 ST LLC's appeal by Mr. Leone was denied & paid court ordered reimbursement for fees STW had incurred at the 5th DCA. STW "gmail" communication now has 146 "opt-in" owners that approved their email for HOA business related purposes; reaching out to Ladies' Club, board members, & owners beyond US MAIL & "Red Top Boxes" has provided greater efficiency. Our community center will require more work in order to solve the code enforcement mandate placed on the building; its use is strictly for storage at this time. The miscellaneous deferred maintenance program implemented addresses repairs & policy in authorizing funds.

**VICE-PRESIDENT REPORT:**

Don Ross stated the SPECTRUM 5 year contract with Cable TV, internet & WiFi is into its 2nd year. Each year a 5% increase in fees will occur until the contract reaches its end in December 2022. The 60 day window started for the pool key refund when the team sent out letters to owners on February 1, 2020; the key refund will sunset at the end of the 60 day period.

**TREASURER REPORT:** With an unexpected situation of our bookkeeper, a report was unavailable at this time, but will be reported later.

**SECRETARY REPORT:** No report.

**GROUNDWORK REPORT:** Tom Robertson said STW month to month activities continue to be ongoing.

**ARCHITECTURE REPORT:** Linda Pelle reported that all the reviews are completed and all the necessary letters have been mailed out.

**PROPERTY MANAGER:** Bill Roberts reported on updates & repairs to the pool bathrooms, pump room and exterior wood rot removed & replaced. 4 picnic tables donated by New Hope Baptist Church were added, as well as a US flag pole. The pool building is preparing for a new coat of paint.

**REORGANIZATION MEETING RESULTS:**

*Officers:*

President: William Roberts

Vice-President: Don Ross

Secretary: Kelly Nixon

Treasurer: Howard Worthington

*Directors:*

Tom Robertson

Warren Schreiner

Kim Irey

*Committee Chairs:*

Architectural Review – Linda Pelle

Welcome – Judy Richotte

Census – Amber Reynolds

Database – Amber Reynolds

Miscellaneous Deferred Maintenance – Gary Evans

Election – Mary Austin & Judy Richotte

Town Crier Editor – VACANT (Kelly Nixon will assume, temporarily at the end of March, until a volunteer steps forward.)

Compound – Ronnie Householder with Kathy Householder

Lake Magnolia Maintenance – Andy and Carolyn Stefaniw



Spectrum Community Solutions – VACANT (We need a volunteer to step forward.)  
Key Deposit Refund – VACANT (Howard Worthington was appointed as of February 29th.)  
Water & Erosion – Betty Szecsei  
Succession Planning – VACANT (Bill Roberts will assume until a volunteer steps forward.)  
Budget Planning – VACANT (Don Ross appointed as of February 29th.)  
Property Manager – Bill Roberts with Don Ross as back-up

**NEW BUSINESS:** Open to the floor for discussion was the establishment of a “Records Retention Schedule,” important operations policy statements, empowering all 237 homeowners as “stock holders” of our community, the fantastic work of Kim Underwood & Warren Schreiner at the pool to keep it beautiful, a much needed “Rental Security Form” for the safety of the residents & holding owners of rentals responsible for the actions of their tenants. The overall atmosphere expressed by the members was positive concerning the improvements orchestrated by the teams in place to achieve them. With the greatest appreciation of the internet & WiFi amenity added to improve our communication & our lifestyles. Of concern.....the large number of investment companies purchasing homes strictly for rental purposes & not adhering to our C&R’s put in place to protect the Summer Trees West lifestyle.

**ADJOURNMENT:**

Kelly Nixon motioned to adjourn at 4:43 pm & Don Ross seconded. Motion passed unanimously. The next annual members meeting will be Saturday, February 27, 2021.

The next regular board of directors meeting is 6 pm, Thursday, March 12, 2020, at the New Hope Baptist Church.

Respectfully submitted by: Kelly Nixon, Secretary 2020 - 2021