

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.

JUNE 10, 2021 MEETING MINUTES

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

The meeting came to order when Chairperson Don Ross opened with the Pledge of Allegiance to the U.S. Flag followed by a moment of silence. Proof of Notice indicated a 06/08/2021 posting. The directors present at Roll Call: Bill Roberts, Don Ross, Howard Worthington, Tom Robertson, Warren Schreiner and Terry Blunk. Secretary Kelly Nixon was absent. Kathy Householder took notes for the Minutes and Bobbie Weller circulated the sign-in sheet. May 13, 2021 Meeting Minutes were unanimously approved as written. A total of 15 members were in attendance.

BOARD MOTIONS UNANIMOUSLY PASSED:

1. Approved: purchasing supplies (hot dogs, hamburgers, and drinks) for July 03, 2021 Pool Get-Together not to exceed \$300.
2. Approved: NO SUMMER BOARD MEETINGS; the next regular meeting will be September 09, 2021.
3. Approved: the reinstall of the side fence at 119 Magnolia Loop.
4. Approved: the reinstall of the side fence at 119 Cypress Pond Road.
5. Approved: the application of an owner, under age 55, to occupy the 87 Cypress Pond Rd. unit; will be 55 in November.
6. Approved: add line item in pool reserve \$2,500 year for Lake Magnolia aeration system five to seven year replacement schedule.
7. Approved: special committee for parking signs for Cypress Pond Road and Summer Trees Road.
8. Approved: a plan to continue the treatment and management of Lake Magnolia and to install a diffuser system not to exceed the cost of \$4,200.
9. Approved: a new installation of 211 Summer Trees Road entrance with engineered wood and to match the intent of the original design.

PRESIDENT'S REPORT:

Bill Roberts discussed the upcoming amendments to the rental documents and any added changes. A self-managed team check list is important for managing the inventory of STW. A pool pump #2 was replaced. The budget committee meets year round to keep up to date with upcoming expenditures for the following year. STW & STIII survey property boundaries are necessary for establishing ownership of repairs and tree/grounds maintenance needs.

VICE-PRESIDENT'S REPORT:

Don Ross plans to meet with the budget committee within two weeks. All on-recurring items removal and new projects additions will be discussed. Future MDM for 211 ST fence and sidewalk repairs/replacements is on the agenda.

TREASURER'S REPORT:

Howard Worthington announced May's financials: Combined Savings and Checking \$62,101 + 46,407 = \$108,509 with a reserve of \$27,151. P&L ACTUAL VS BUDGET \$23,669 – 25,833 = (\$2,165). YTD P&L ACTUAL VS BUDGET \$127,145 – 129,165 = (-\$2,020). There are two liens and one demand letter as of May.

SELF-MANAGED REPORT:

Events, appointments and scheduling for the immediate future are STW HOA insurance, operating permits, fire extinguishers and back-flush certifications. 211 ST fencing will be replaced in separate installments. Terry Blunk is continuing to improve a work product on Enforcement and Rules.

GROUNDS REPORT:

Tom Robertson indicated several trees, either dead or dying, where permits have been applied for removal.

ARCHITECTURAL REVIEW'S REPORT:

Bobbie Weller has submitted additions to basic guidelines for private and common areas concerning the most frequently asked questions from lot owners. Maintenance letters mailed to four outliers have had one response.

UNFINISHED BUSINESS:

The paint committee (Janice Tainsh, Sue Deliso, and Mary Austin) is continuing to establish a current paint scheme with regard to the attached homes: quads and row-houses. Terry Blunk is working on a "Complaint Process" form to accompany our Enforcement and Rules procedures.

NEW BUSINESS:

The Ladies Club is organizing a July 3, 2021 get together at the pool area picnic tables. The board will not meet during the summer months. A reserve for future maintenance of Lake Magnolia will be set up.

The next regular board meeting is scheduled for September 09, 2021 at the New Hope Baptist Church.

Thank you to Kathy Householder and Bobbie Weller for taking notes for me.

Submitted in absentia by Kelly Nixon
Secretary 2021-2023