

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.

MARCH 11, 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 at 06:05pm 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 03/09/2021 posting. All were present at Roll Call: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington, Tom Robertson, Warren Schreiner and Terry Blunk. January 14, 2021 Meeting Minutes were unanimously approved as written. 15 members were in attendance.

MOTIONS brought to the Board:

- A. Board approval of the final draft for the two roles of the Architectural Review Committee: 1) the annual review and 2) home modification. Outcome: Passed unanimously.
- B. Board approval for a variance to allow a home-made windmill or wind turbine on common ground was tabled. A motion to have POPD Code Enforcement inspect the windmill was moved by Bill, second by Kelly. Outcome: 5 Yeas; 1 Nay (Howard)
- C. A motion to establish a Rules Committee and have the Enforcement Officer stand as the Chairperson of the committee outcome passed unanimously. Terry Blunk will Chair the committee.
- D. Approval of a deed update form to be sent to new owners due to a change in “**Familial** status,” - outcome was passed unanimously.
- E. Board approval to add a Sun Shade Sail in 164 ML home’s front patio area was passed, moved by Bill, second by Terry. Outcome: 5 Yeas; 1 Nay (Kelly)
- F. Approval of the total replacement of the porch at 63 CP passed unanimously.
- G. Motion to provide the owner of 113 CP an HOA approval letter to Home Depot for upgrading her home’s windows passed unanimously.
- H. Motion to approve cost of 14 signs, \$648.91, displaying reflective words, numbers and directional arrows for quad-homes at CP Rd and ST Rd cul-de-sacs passed unanimously.
- I. Approval of, \$137.95 (100 copies) or \$78.95 (50 copies) plus sales tax, Welcome Packet brochure additions displaying an updated walking path map, photos and historical information about STW passed unanimously.
- J. A variance request at 30 ST to add an enclosure with bug proof purpose and enjoyment of open air in the home’s front patio area was denied unanimously.

PRESIDENT’S REPORT: Bill Roberts conveyed the necessary team, processes and fiduciary foundation structures are nearly complete for STW business operations. A “new board” overview of responsibilities packet has been drafted. A complaint of a messy yard and an ornamental windmill at 106 HL was issued. STW has one lien each on two lot owners who are more than two months behind on their assessments. Bill informed the members of the “All Summer Trees” meeting of the HOA Presidents, hosted by ST III Adult HOA, on Tuesday, March 09th and the importance of exchanging information; installation of a traffic signal at S. Williamson Blvd. and the southern end of ST Rd. has been requested to the City of Port Orange.

VICE-PRESIDENT’S REPORT: Don Ross expressed the need to have names, telephone numbers and addresses of the Food Bank recipients in facilitating distribution purposes. Quarterly “Budget Meetings” period is nearly expired and one needs to be planned. Placement plans for 26 ST \$39,653.96 surplus funds is the next meeting topic; the related taxable event and how to invest the remainder will be discussed. Committee members: expect a call soon.

SECRETARY'S REPORT: Kelly Nixon reviewed for approval the drafted "Deed Update" form provided to new owners who receive STW property mainly through probate, enhanced life estate, or quitclaim processes. Knowing this information is vital for distributing timely notices, sending out STW voting information, keeping the 55 + FHA Census requirement current and scheduling, as soon as possible, a Welcome visit with a Packet.

TREASURER'S REPORT: Howard Worthington (rounded to nearest dollar) figures - Savings: \$62,086; Checking: \$47,569; Reserve: \$40,788; Profit & Loss Budget: 25,833; and Profit & Loss Actual: \$11,165. Currently, there are two liens and eight demand letters for late assessment payments.

ARCHITECTURAL: A review process to give consideration to home modifications was approved by the BOD. The duties, roles and authority of the review committee has been detailed, and the next step will be adding policy whereas to not conflict with the C&R's.

POOL INFORMATION: Tile work around the pool's edge is scheduled to begin on March 15, 2021. Therefore, the pool will be closed for two weeks or until the repairs are completed. Signage for closure will be displayed.

UNFINISHED BUSINESS: In progress is STW paint scheme policy and procedures. Having a "Paint Escrow" is a consideration. The "Rental Policy" and updating page 29 in our C&R's is still being reviewed by legal.

NEW BUSINESS: Having the monthly meetings in person and virtual (for those who cannot attend in person) continue at the next meeting.

The next regular monthly meeting will commence on April 08, 2021, 6pm, at the New Hope Baptist Church.

The meeting was adjourned at 08:28pm.

Respectfully submitted by Kelly Nixon
STW HOA Secretary 2021-2023