

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.

APRIL 8, 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 6pm 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 04/06/2021 posting. All were present at Roll Call: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington, Tom Robertson, Warren Schreiner and Terry Blunk. March 11, 2021 Meeting Minutes were unanimously approved as written. A total of 16 members were in attendance.

President – William T. Roberts presented a walking path map of Summer Trees. He discussed need to add Standard Operating Procedures (SOP) to help with rules and enforcement. 22 ST had an issue regarding stored items in the compound. Architecture is a highly regulated part of an HOA; there are two duties: 1) walk around and send letters as needed and 2) you approve changes to the exterior. Bill complemented Warren, Tom and Terry Blunk. Also gave kudos to Barbara Jester, Kelly Nixon, Amber Reynolds and Sue DeLiso for 2020 STW Census. The following agenda items: Chris Cook's windmill situation could have been mishandled, but procedures were followed. The March 11, 2021 Motion was taken off the table and then motioned by Bill, second by Terry Blunk for board approval for a variance to allow a home-made windmill on private property: 5 yea, 1 nay- Kelly Nixon (motion passed). Lake Magnolia, which is really a pond, had no one in charge of the pond. Grounds should not be in charge of the pond. Legal: Leanne Wagner and Joel McTeague held a ZOOM meeting. Rental policy needs to be voted upon by June 15, 2021. Bill moved, second by Kelly, to request board approval to proceed with the legal request to amend the documents to include the renter policy and Fla legislative clarifications through 2021. Request executive authority to approve this plan: motion passed unanimously. Situations at 198 ML and ST 214 were discussed and have now been resolved.

Vice President- Don Ross discussed 1) a possible paint escrow in the future is now on hold 2) flooding of Hickory Branch bike/walking path and related safety issues had a civil engineer from Zevcohn visit the site; it was determined the waterway cannot be disturbed and must be left natural/untouched. Howard Worthington motioned, second by Bill, to explore constructing a 400-foot wooden outdoor bridge-like above the existing asphalt walkway: 1 yea, Howard, 5 nays (motion failed).

There was no Treasurer's Report.

Grounds chairperson Tom Robertson reported a Golf Cart like vehicle driving on the bike/walking paths creating a safety issue. It is housed at 3 ST. ST Adult III is considering exercising the TEA to keep the cart off their paths.

Secretary reported on the planning calendar. The self-renewal of Weems is coming up in June as well as the certification of the Pool with the Health Department. Five more December 2020 Census returns were given to Bill to input into the database.

Terry Blunk, **Rules** development chairperson, reported the need for sidewalk replacement throughout the community, which he said would be a five year project. Terry moved, second by Bill, to open a discussion to begin addressing sidewalk repairs, options, and long-term continuing plan. To approve \$10,000 from MDM for year 2021: the motion passed unanimously. Bill discussed the 44 ST sidewalk issues and that Gales would be adding sand/rock material to alleviate the erosion drop off; until then, Bill authorized a hardship allowing 44 ST to park on common ground.

Tree removal ratifications at 132 CP and 162 ML: Bill moved, second by Kelly, and it passed unanimously to ratify the removal of the two trees. Bill moved, second by Terry Blunk, to ratify the removal of two trees: 126 ML and 142 ML which may be on City right-of-way, passed unanimously. Bill moved, second by Howard, to approve the removal of a dead pine tree, after all board members see it, located on common ground at 118 CP with a commercial CITY PO permit at a cost of \$650. Motion passed unanimously.

Bill moved, second by Terry Blunk, to request board approval accept a variance to 3)(j), page 3, of C&R's to add an enclosure with bug proof purpose of enjoyment of open air in the home's front patio area. The board agreed not to allow a temporary structure per 3(j). The discussion was focused on the "tent" and "tent like fabric". Bill moved to request board approval for the garden gazebo on private property next to concrete wall, under article 3(o): yea votes- Bill, Howard, Tom and Warren; nay votes-Kelly and Terry Blunk; chairperson, Don Ross, did not vote. Immediately following the passage of the motion, Kelly produced a letter of intent to seek legal advice from either the board's attorney, or if that was denied, she would use her own attorney. Kelly's letter of intent was returned to her by Howard and handed back to her via chairperson. Howard said the board voted to keep the tent, so she should not have access to the board's attorney. Kelly accepted this and stated she'd retain her own, personal attorney.

Bill reported that owners should not remove their fences, because often the survey marker could be removed as well. If this should happen, an expensive survey (\$1,200), a recent example, would be required for future repairs or improvements on a lot.

Bill moved, second by Howard, to request board approval to submit numbers 2 or 3 under rules committee process to the following homes: 102 ML, 132 ML, 184 ML, and 2 ST., moved to discuss, then table for more information from Bobbie: motion tabled unanimously.

Bill moved, second by Terry Blunk, to add the designated parking space plan for STW: motion passed unanimously. Everyone was given an eight part plan diagrams for reference. A display of the new signage showing the lot numbers/addresses for the quads was shown to the members; the signs have arrived for placement.

At 8:44pm Howard moved to adjourn, second by Don, and was approved unanimously.

The next regular meeting will be May 14, 2021 at the New Hope Baptist Church.

Respectfully submitted by Kelly Nixon, Secretary 2021-2023