

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.

MAY 13, 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 05/11/2021 posting. All directors were present at Roll Call: Bill Roberts, Don Ross, Kelly Nixon, Howard Worthington, Tom Robertson, Warren Schreiner and Terry Blunk. April 8, 2021 Meeting Minutes were unanimously approved as written. A total of 18 members were in attendance.

MOTION RESULTS:

- A)** Approval letter to owner for non-compliant maintenance of home for four units – 2ST, 102ML, 132ML and 184ML: Approved unanimously.
- B)** Approval to replace the side fence, as described in presented documents, at 118CP Road: Approved unanimously.
- C)** Approval to send a letter regarding roof request at 144ML: Roll call votes as follows – Roberts, No; Ross, Yea; Worthington, Yea; Nixon, No; Robertson, Yea; Blunk, Yea; Schreiner, No. Motion passed 4-3.
- D)** Approval of board approval to accept the paint committee results, color scheme, by quad and to allow Fla Paint to produce brochure and for association to assign color to each of the 45 quads, duplex and triplex: The motion was unanimously tabled at the request of the board.
- E)** Approval to request the board to proceed with the FWB amendments to the local documents regarding rental: short term and long term, annual meeting, annual election, and HOPA: Approved unanimously.
- F)** Approval to remove two dead trees. Located on common ground at 119CP and 111CP Road. Cost to remove with commercial CITY PO permit will be \$830: Unanimously approved.
- G)** Approval for Ladies Club to use the pool and surrounding area for functions within the Health dept rules and the association rules: Approved unanimously.

PRESIDENT'S REPORT:

Policies and procedures regarding Architectural Review and Rules & Enforcement are ongoing. The sale of 198ML (\$216K) has eliminated the previous problems that existed. The fence replacement at 211ST (pool) is on hold due to the increased cost of replacement lumber. Gales has sprayed all the driveways to rid weeds. Hurricane and Mowing Season has begun and will be noted in the TOWN CRIER. Hickory Lane walking path has a tree originating from the protected wetlands leaning overhead – signage for walking and slippery when wet has been installed, as well as signage at the walking path at 60CP. The renewed pool operating license was issued and association positive feedback has been received. Projects requiring wood, screening and chlorine will incur increased costs due to the high demand related to economic conditions.

VICE-PRESIDENT'S REPORT:

The Budget Committee will soon have the next quarterly meeting. Items to be added will be indicated on next year's (2022) budget. The settlement funds of 26ST Rd (\$39,645) will be put as a separate line-item for future capital improvements. However, any tax consequences will reduce the amount.

TREASURER’S REPORT:

The combined Savings and Checking: \$62,094 + 48,892 = 110,986; Reserve: \$29,745; P&L Report: Actual \$27,737 – Budgeted \$25,833 = \$1,904 difference; YTD P&L Report: \$103,476 – Budgeted \$103,382 = \$94 difference. Two liens have been filed and no demand letters to report.

SECRETARY’S REPORT:

The planning calendar is up-to-date.

SELF-MANAGEMENT REPORT:

The future MDM (Misc. Deferred Maint.) for sidewalk and walking path repairs remain on a watch list. Additional “Caution” signage of slippery conditions has been installed. Terry Blunk agreed to look into having the association’s buildings, as well as the pool’s “cage,” reassessed for insurance purposes. The small sliver of Cypress Pond owned by STW (ST ADULT III owns the majority of the pond) raised a question of liability concerns: Who is liable in the event of a peril, e.g. someone drowns? All of Lake Magnolia is STW responsibility. Howard voiced a possible need of a telephone installed at the pool for 911 emergencies; people bring their cell phones to the pool and can call 911.

UNFINISHED BUSINESS:

A rough draft of Rules and Enforcement was presented to the board. A complaint process is in its draft position.

NEW BUSINESS:

Hurricane outline of 72-Hour landfall and FEMA 4-step procedures for restoration was discussed. Appointing a committee to design, recommend parking and visitor signs will be added to June’s meeting agenda.

ADJOURNMENT:

The meeting adjourned at 8:27pm.

The next regular board meeting is scheduled for June 10, 2021, 6pm, at the New Hope Baptist Church.

Respectfully submitted by:

Kelly Nixon, Secretary 2021-2023