

## **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  
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### **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.**

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 06:01pm 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 09/07/2021 flyer posting. The directors present at Roll Call: Bill Roberts, Don Ross, Howard Worthington, Warren Schreiner, Terry Blunk and Kelly Nixon. Tom Robertson was absent. A total of 16 members were in attendance. June 10, 2021 Minutes were approved as written. There were no meetings in the summer months of July and August.

### **BOARD MOTIONS UNANIMOUSLY PASSED:**

1. Ratification of decisions and costs made by the self-managed team during the summer months sans meetings:
  - A. Upgrading the pump room
  - B. Adding an aerator system to Lake Magnolia
  - C. Approving a July 03 gathering of 103 association members at Lake Magnolia Park
  - D. Repairing 122 sidewalks
  - E. Tearing out and replacing one sidewalk
  - F. Grate replacement covering the Lake Magnolia overflow tube
  - G. Completing the process of grass and leveling of 44 ST Rd sidewalk
  - H. Removal of dead trees
  - I. Additional LED lighting and electrical work for the trees at Lake Magnolia Park
  - J. Obtaining estimates to remedy ponding issues on the Cypress Pond walking path near 60 CP
  - K. Meeting with Zev Cohen
  - L. Gathering estimates for 211 ST entrance and fence replacement 170' with double gate
  - M. Adding a surge protector to the pool pump room
2. Summer Trees West will not grant permission to harvest Saw Palmetto berries within our 56 acres of common- ground -property owned by the Association members.
3. 86 CP was granted permission to remove and install a wood fence as approved by the Architectural Committee.
4. Parking space arrangement for 88-92 CP:
  - A. To create a new space for 88 CP where a dead tree was removed just left of the walkway.
  - B. To return 92 CP's parking space and designated sign to its proper location just right of the walkway.
  - C. To move 91 CP's current parking space and designated sign to its original parking spot.
5. Rules Summary for Summer Trees West was adopted as written by Terry Blunk, Rules and Enforcement.
6. A policy for the third letter requesting repairs/modifications to four outlier properties (2 and 17 ST; 132 and 184 ML) was approved.
7. A letter requesting proof of fire insurance addressed to a "trustee" and Cc'd to the "trustee's attorney" was approved. Each also received a copy of the May, 2013 C&R's booklet.

### **PRESIDENT'S REPORT:**

General announcements by Bill Roberts concerning specifics of the upcoming February 26, 2022 Owners' meeting, election of new directors (four), related cut-off dates, ballots, etc. Owners are reporting huge increases in their

homeowners' insurance and being cancelled for older roofs, hot water heaters and other appliances at their end of life stage. The audience discussion and agreement to return an owner's check (#298) with a Thank You letter from the board for the replacement of a Community Information Box in the cul-de-sac will be handled by Kelly. An owner has made a request for parking spaces and driveways to be refilled with stone and cleaned up. Our CenterState Bank has merged with South State resulting in a need to renew our Line of Credit (LOC). September 29th marks the end of amendments voting; webpage, C&R documents booklet and Welcome Committee info will need overhauling and updating by volunteers.

#### **VICE-PRESIDENT'S REPORT:**

Don Ross announced that, at the end of this meeting, he will step down from his 2020-2022 position on the board, but he will remain the Budget Chair for the time being. Norman Jefferson of 178 ML was appointed as Don's replacement. One more Budget meeting to remove non-recurring items, add new projects and review YTD differences reasons will TBA sometime in the next month or so. The current "Lock Box" arrangement with coupons has been problematic resulting in the possibility of STW assessments being sent directly to Atlantic. The \$39,654 26 ST foreclosure disbursements are considered for a future clubhouse reserve, but only after any EOY tax consequence has been determined. Also, our year 2022 total operating budget will exceed a new threshold requiring a \$3K-5K bookkeeping audit performed by an independent auditor. An appreciation, applause from the audience for Don's community service was met with a sincere thank you from Don.

#### **TREASURER'S REPORT:**

Howard Worthington announced August financials - Combined Savings and Checking:  $\$56,874 + 25,445 = \$82,319$ ;  
Reserve of \$30,006;  
No liens/5 demands;  
Profit (Loss) August Budget vs. Actual:  $\$25,833 - 32,051 = (\$6,218)$ ;  
Profit (Loss) YTD Budget vs. Actual:  $\$206,714 - 221,289 = (\$14,575)$

#### **SECRETARY'S REPORT:**

The planning calendar's summer responsibilities are up-to-date with the Pool's operating permit and County Health Inspection complete, the Back-Flow inspected, the fire extinguishers recharged and the HOA's required Insurance Policy renewed.

#### **SELF-MANAGED REPORT:**

Warren Schreiner received a warm appreciation and applause for his community service to STW from the audience when he announced his immediate retirement from the board but said he'd still be around if anyone needed him. Bryan Disbrow of 118 CP was appointed by Bill to carry-out the remainder of Warren's 2020-2022 director position. Sidewalk phase II repairs will continue next year. Warren beautifully completed phase I of the repairs.

#### **ARCHITECTURAL REPORT:**

Bobbie Weller presented a process and outline to carry out the walk-around duties for evaluating owners' fences, siding, paint, roofs, firewalls and private yards.

#### **RULES AND ENFORCEMENT:**

Terry Blunk gave a report on several responses he received after sending out the draft summary.

#### **UNFINISHED BUSINESS:**

Paint scheme, rules and enforcement, complaint process and the 211 ST's entrance.

#### **NEW BUSINESS:**

911 signage open discussion. Kelly agreed to get estimates for designated parking space signs; wood alternatives.

The meeting adjourned at 08:41pm. The next meeting will be October 14, 2021.

Respectfully submitted by Kelly Nixon, Secretary 2021-2023