

14 October 2021  
Board of Directors Meeting Minutes

## **SUMMER TREES HOMEOWNERS ASSOCIATION, INC.**

d/b/a Sumer Trees West – A 55+ Self – Managed HOA Community  
Cypress Pond Road, Port Orange, FL 32128-6722  
[stwhoapo@gmail.com](mailto:stwhoapo@gmail.com)

### **MISSION STATEMENT**

**Our mission is to manage the operations of Summer Trees West to effectively maintain to 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

06:00pm – 08:17pm

The meeting was opened with the Pledge of Allegiance to the Flag followed by a moment of silence.  
Proof of Notice indicated flyer posted on 10/12/21. The Directors present at Roll call: Bill Roberts, Norman Jefferson, Howard Worthington, Terry Blunk, Thomas Robertson, Bryan Disbrow and Kelly Nixon.  
A total of 24 HOA Members were in attendance.  
September 09, 2021 Meeting Minutes were approved as written.

### **MOTIONS RESULTS:**

- A. Unanimously approved the following 2022 MDM and NON-MDM projects,
- Replace 211 ST Road pool entrance fence
  - Repair/Replace sidewalks as needed per Phase II
  - Repair/Replace where needed entrance bulletin board and fence
  - Improvements to Lake Magnolia Park
  - Pressure washing problem area Biking/Walking paths
  - Remove/Replace compound shed
  - Leveling out pool area parking lot and adding road grade gravel as needed
  - Increasing Gale Cone grounds improvement an additional 5 days
- B. Unanimously 'NO' Vote to process City of Port Orange commercial tree permit for removal of Pine Tree on Common ground near 43/44 ST Road.
- C. Unanimously approved STW policy and to send demand letters to enforce Architectural Review Violations.

Note: Bill made sure the board vote was not just a letter, but the process, up to and including, portions of the C&R, entering the exterior property. That if the owner did not do the work, the Association could do the work, require owner to pay, if not paid, to add that amount to the owner's assessment.

- D. Approved, 6 Yea & 1 No, to approve the 7 amendment voting tabulations.  
The Board Members were given a draft 10 days in advance to review and edit prior to copy.
- E. Unanimously approved to prepare a January 2022 C&R's prototype for BOD review prior to the printing 300 copies.
- F. Unanimously approved holding the February 26,2022 Annual Members Meeting at the VFP Post, 5810 South Williamson Blvd, Port Orange, FL, 32128.  
Norman will do a follow-up to confirm date and costing.

#### **GENERAL ANNOUNCEMENTS:**

Norman Jefferson will handle the Operations of STW,  
STW Cypress Pond bank between 72CP & 75CP is starting to wash out,  
Mary Austin, Ladies Club Director, reported 50 RSVP's for the Fall Festival, October 30,2021,  
Concern for the sudden dying of several oak trees throughout the development,  
A resident Gopher Tortoise, known to all, was killed by a speeding vehicle. FWC Contacted.

#### **PRESIDENT REPORT:**

Bill Roberts reported the Amendments were returned and proper, 175 were tabulated.  
The seven (7) amendments received the owners quorum number of votes to pass, new C&R's will be printed and distributed early next year.  
Bill introduced Norman Jefferson and Bryan Disbrow, new board members.

#### **VICE PRESIDENT REPORT:**

Norm provided a brief report on long & short term project plans,  
Per Bill, Don Ross was asked to give an overview of the budget process,  
The next Budget Committee meeting is October 18, 2021 at Don's house.

#### **TREASURER REPORT:**

Howard reported Zero Liens & Demands, received a huge applause from member's and audience,  
Sept. 2021 Combined Savings & Checking: \$56,874.00 +\$25,855.00 = \$82,729.00,  
P&L Actual: \$22,444.00 vs budget \$25,833.00 - Difference of \$3,389.00,  
Sept. YTD 2021 P&L: Actual \$242,187.00 vs Budget \$232,547.00 - Over budget \$9,640.00

#### **SECRETARY REPORT:**

Our Annual Members Meeting will be held at the VFW Post,  
Also reported receiving a telephone call from a vendor (fire extinguisher) to arrange a service appointment that had already been done in June 2021,  
Reported on Parking signs and will keep seeking samples/pricing and will present at future meeting.

**ARCHITECTURAL REVIEW:**

Bobbie Weller, (per approved motion C ) has letters ready to be mailed to Owners in violation of the architectural review standards.

In addition, she also noted the problem of the owner's lack of response when letters are sent to them.

**RULES and ENFORCEMENT:**

Terry Blunk, reported the concrete work/sidewalks are nearly complete for Phase I,  
A new parking spot was created/completed on Friday, to complete the approved motion from the September BOD's meeting.

**UNFINISHED BUSINESS:**

Janice Tainsh, Sue Deliso and Mary Austin, have completed all but the ML Paint Schemes,  
The 911 signs and streetlight status issues are on hold,  
Individual parking signs may be the responsibility of the owner to provide.

**NEW BUSINESS:**

In answer to a question, regarding the Compound Shed being replaced, a Conex Container will replace the Shed for association storage for equipment and board room file storage, if /and when the clubhouse is repurposed.

The Long Term Planning Committee is looking into best way to utilize the existing clubhouse.

At 08:17pm, Bill Roberts motioned to adjourn the meeting.

The next schedule BOD's meeting will be November 11, 2021 at 6pm at the New Hope Baptist Church.