

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@amajl.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 -08:35pm 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 11/09/21. The Directors present at Roll call: Bill Roberts, Norman Jefferson, Howard Worthington, Terry Blunk, Thomas Robertson, Bryan Disbrow and Kelly Nixon.

A total of 21 HOA Members were in attendance.

Oct 14, 2021, Meeting Minutes were approved as written.

MOTIONS RESULTS:

A. Unanimously approved the following actions or projects,

The plan and timeline for Annual Owners meeting and election for Feb 26, 2022, at VFW.

Motion to add \$3 reserve starting in 2022 for deferred maintenance to the 2022 budget.

Final approval of the 2022 budget and timeline for distribution by Dec 10, 2021.

Webpage update adding the 2022 CC&R, achieving CC&R 2013, and new applications

Reviewed fall plan to pressure wash pool and general cleaning

The compound refundable key deposit was changed to a non-refundable key deposit.

8. Reviewed the outcome and successful repair, replace, and manage after two years. The third and final need of (\$6/month/home) and the planned 2022 effort.

C. Unanimously agreed that the Magnolia Lake Park has been a hit with the owners. July 3rd had 103 in attendance and the Fall Festival attendance was about 70.

D. Unanimously approved to prepare a January 2022 C&R's for printing 300 copies.

E. 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:

- Fall through Spring Operations of STW begins.
- Grounds switches over to mulching, trimming palmettos, clearing intersections and street corners of palmettos.
- Stump grinding is complete.

PRESIDENT REPORT:

Bill Roberts thanked the planning and budget committees for their work product, application of their fiduciary, and for managing the inventory current and future.

VICE PRESIDENT REPORT:

Norm provided a brief report on annual meeting at VFW, and the need for reviewing the reserve budgeting plans.

TREASURER REPORT:

Howard reported Zero Liens & 2 Demand letters: Sept. 2021:

- Combined Savings & Checking: \$62,133.00 + \$18,435.00 = \$80,568.00,
- P&L Actual: \$26,183.00 vs budget \$25,833.00 - Difference 350.00,
- YTD 2021 P&L: Actual \$269,895.00 vs Budget \$258,330.00 - Over budget \$11,565.00

SECRETARY REPORT:

- Planning Calendar

ARCHITECTURAL REVIEW:

- Bobbie Weller announced the annual architectural review began Nov 1.
- Seven volunteers trained.
- Complete review by Nov 15. Letters to owners by Nov 30.
- In addition, she also noted the problem of the owner's lack of response when letters are sent to them.
- Summary briefing on the 4 outlier letters.

RULES and ENFORCEMENT:

- Report

UNFINISHED BUSINESS:

- Janice Tainsh, Sue Deli so, and Mary Austin have completed all but the M.L. Paint Schemes.

NEW BUSINESS:

- The compound in Dec will A) do an audit of records and 8) require new registration forms and C) mail out the annual \$50 per vehicle invoice.
- A QuickBooks report will be produced for the Compound key account and used as the basis for the audit, and the annual invoice. If all works, then ACMA will invoice in the future.
- Unit No 29 ST requested a free-standing shed. Owner asked to review with City Planning and to furnish more detailed drawings.
- Bill Roberts that he was resigning as president. Immediately after board would go into executive session for full reorganization.

At 08:35 pm, Bill Roberts motioned to adjourn the meeting.

- The next scheduled BOD's meeting will be December 9, 2021, at 6pm at the New Hope Baptist Church.
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