

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.

d/b/a Summer Trees West – A 55+ Self-Managed HOA Community
48 Cypress Pond Road, 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.

VISION

Maintain and Improve
Safety and Security

2021 ANNUAL OWNERS' MEETING MINUTES SATURDAY, FEBRUARY 27, 2021 NOON – 1:05 PM COVID-19 PANDEMIC RESTRICTIONS IN AFFECT AND ADHERED TO

The meeting was called to order by Bill Roberts beginning with the Pledge of Allegiance and a moment of silence with a special remembrance of Ken Glass. Roll call: Bill Roberts, Kelly Nixon, Howard Worthington, Tom Robertson, Warren Schreiner and Terry Blunk; absent was Don Ross. The motion to approve, as written, 2020 Annual Owners' Meeting Minutes was unanimous. The Secretary declared we reached and exceeded the appropriate quorum with 130 proxy votes tallied, 14 in person and 15 virtual members in attendance; therefore, the three open positions were filled with the three candidates who applied. Proof of appropriate notices was displayed. A meeting outline had been delivered to 188 STW Association members' email addresses.

PRESIDENT'S REPORT: The State of Summer Trees West: Summer Trees West achieved many of the goals set out early in 2020.

With the teams working tirelessly where the **compound road culvert** and Lake Magnolia **overflow pipes** were replaced. This was a huge accomplishment!

At the **pool house**, the subterranean **pump room** received special sealing material to avoid flooding waters, rerouting **outside drainage lines** for better efficiency and **wood repairs** and **painting** have brought it up-to-date. The **vegetation** has been cleared back and mulching for **better curb appeal**. For 2021, the goal is for the replacement of surrounding **pool tile** and **Marcite** inside the **filter tank**.

Communications have never been better! The **Town Crier** got new editors, the **information boxes** are staying updated, the list of **email addresses** grew exponentially, STW **2020 Census** returned responses are 203 of 237 to date and the convenience of the **"Mail Slot"** in the 48 Cypress Pond Road building have all helped with getting pertinent and timely information to the STW Association Members. Another huge asset is the **Welcome Committee's** due diligence meeting and making timely contact with new residents and providing the informative **Welcome Packet**.

The **Architectural Committee** performed the arduous **review** task of 237 homes. Many homeowners appreciated the review, immediately updated and asked for a revisit after the work had been completed. The **volunteer team** worked with uniformity and consistency to meet the governing documents.

The **Compound** got a magnificent facelift and got a tightened inventory process for documentation. Implementing a **\$50 yearly fee** helps pay for the expense of maintaining the road, tree canopy, access chain and gate.

Several slippery **walking paths** received pressure washing and **other necessary drainage** strategies to alleviate the slimy buildup.

A **sidewalk team** is needed to prepare a report for a long-term plan to fix and make repairs.

Four years have passed since implementation of the new **Grounds** rotation plan for **mowing the Bahia grass** and it hasn't looked this **healthy** in decades. With the **"forest" floor** in wonderful shape, the focus moved toward the **upper canopy** of the trees which got a much needed **trimming**, removing **deadwood** and parasitic **mistletoe**, over the parking spaces and roadways. More attention to erosion issues will require less driving on the common grounds, because this hardens the soil keeping water from soaking into the ground.

In the **Financial** department, the 2016 lengthy battle and final success with a foreclosure resulted in a \$39,653.96 surplus check for application yet to be determined. But, as of December 31, 2020: **Savings** \$22,922.87, **Checking** \$20,426.46 and Reserve \$39,569.43. The **Profit and Loss** Report: **Actual** \$303,882 and **Budget** \$285,696.

The **48 Cypress Pond Road building**, formally our Association **Clubhouse/Meeting Room**, is currently used for storage due to lack of bathroom facilities; therefore, it remains **"out of service"** until further notice.

Administration of the "business" of Summer Trees West saw **policy and C&R updates** in 2020. A **Trespass Enforcement Agreement (TEA)** instituted and exercised proved valuable to STW, as well as ST III A and ST III Adult B, C & D HOA's. With the exception of ST South, all of Summer Trees Homeowners' Association property is covered by a TEA. By adding these updates, they help fulfill our fiduciary role regarding our **MISSION AND VISION STATEMENTS**. Improvements to the **business model** began with communication, management, fiduciary and liability. Keeping an accurate Census Database, posting 55+ HOA signage, practicing the HUD exemption requirements and minimizing liabilities was put in the 2020 focus. A **goal** for 2021 is to focus on enforcement mechanisms for carrying out the C&R's policies and procedures.

The **Annual Budget** will have an ongoing assessment throughout the year so that, when December arrives, the **Budget Committee** will have enough data to determine the next year's budget. This method will ensure ASAP time-sensitive payment coupons to be mailed to the members prior to January 1st. The Budget Committee will meet several times during the year and review the Actual vs. Budgeted amounts.

For **New Business**, a **Paint Escrow** as an option will require a study committee. **Updating and amending** the C&R's, May, 2013 will be **ongoing** throughout the year.

The STW Teams will continue work together and to be of service to the Members of the Association.

A motion to adjourn was unanimous at 01:05pm. The next ANNUAL MEMBERS MEETING will be Saturday, February 26, 2022.

The next regular board meeting will be 6pm, Thursday, March 11, 2021, at the New Hope Baptist Church.

Respectfully submitted by: Kelly Nixon, Secretary 2021 – 2023

REORGANIZATIONAL MEETING RESULTS:

Officers:

President: William Roberts
Vice-President: Donald Ross
Secretary: Kelly Nixon
Treasurer: Howard Worthington

Directors:

Director: Warren Schreiner
Director: Thomas Robertson
Director: Terry Blunk