

SUMMER TREES HOMEOWNERS' ASSOCIATION, INC.

d/b/a Summer 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 -07:57pm The

meeting opened with the Pledge of Allegiance to the Flag followed by a moment of silence.

Proof of Notice indicated flyer posted on 1/11, 25, 2022. Second Thursday 13th rescheduled to 27th. The Directors present at Roll call: Bill Roberts, Norman Jefferson, Howard Worthington, Terry Blunk, Thomas Robertson, Bryan Disbrow and Kelly Nixon.

A total of 15 HOA Members were in attendance.

Dec 09, 2021, Meeting Minutes approved as written. Unanimous decision.

MOTIONS RESULTS:

A. Unanimously approved the following actions or projects,

- Replace driveway stones with pavers only at 106 Hilltop Circle. 1st Terry, 2nd Tom
- Trim tree and/or remove tree if City approves 29 ST. 1st Bill, 2nd Tom
- YE General Ledger Adjustments. 1st Bill, 2nd Terry
- Repair common ground, Hickory Creek, washout. 1st Terry, 2nd Bill
- Prioritize the 2022 planned and approved budgeted projects. 1st Terry, 2nd Bill
- Manage the forest - input from forest manager(s). 1st Bill, 2nd Bryan

B. Motions

- Finalize C&R recording & Distribution of the C& dated January 2022. 1st Bill, 2nd Bryan 6-1

C. Motions opened and tabled

- Next annual owners meeting and election 1st Bill, 2nd Terry, Bill table for Feb 26th.
- Paint Scheme, tabled from Dec. Retable until March 2022.
- Establish special committee to study parking signage. Retable until after new board March 2023.

GENERAL ANNOUNCEMENTS:

- Norman gave opening remarks regarding the complaint process, forms located in the information boxes. Six carp delivered to Lake Magnolia last week by our vendor Clearwater's.
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PRESIDENT REPORT:

- Norman Jefferson sees a need for volunteers and encourages owners to consider joining the great team. Working with Spectrum to install Wi-Fi at pool/park area. Introduced the names of the candidates for director slots for 2022. Announced the approved amendments to the C&Rs were recorded Dec 3, 2021. More information coming
- Norman discussed the pending election for board members, six names were announced. At that point Sue Oppenheim announced that her name was a mistakenly added and asked for her name to be removed, at which time her name would be removed from the election ballot.

VICE PRESIDENT REPORT:

Bill Roberts announced the VFW is locked down for the annual owns and election set for Feb 26, 2022. Gave to Norman an outline of completed plans from the directors and chairs. Election supervisor will be Mary Austin, she has a committee in place for the 26th to count ballots and proxies. Presented the approved amendments removes the last Sat in Feb to any time within a 13-month period.

TREASURER REPORT:

Howard reported December 2021:

- Combined Savings & Checking: \$62,133.00 + \$18,435.00 = \$105,137.
- Reserves \$31,182. * Liens: one / Demand letter: Two
- P&L Actual: \$21,909. vs budget \$25,833. - Difference 3,924 under.

- YTD 2021 P&L: Actual \$315,196 .00 vs Budget \$309,996 - Over budget \$5,200.

SECRETARY REPORT:

- Planning Calendar
- Delivery of the updated C&R dated Jan 2022, which incorporates the seven owner approved amendments.
- Brief discussion on the election supervisor and the ballot/proxy counting during the 30 days and on Feb 26.

ARCHITECTURAL REVIEW:

- Bobbie Weller and Terry Blunk reviewed the success of the annual home maintenance survey. The second letter process of owners that have not complied and a report of the existing four outliers. Four reduced to one. A few more maybe added. Bobbie introduced 3 new committee members for the Welcome: Deb Harris, Myra Hershfield, and Sue DeLiso.

RULES and ENFORCEMENT:

- Report – None received.

UNFINISHED BUSINESS:

- Janice Tainsh, Sue DeLiso, and Mary Austin have completed the Paint Schemes.
- Audit report for compound is complete. All is in order. ACMA is setup for annual billing.
- The remainder of the approved Rental change, forms, and process is still under construction.

NEW BUSINESS:

- No new business.

At 07:57 pm, Bill Roberts motioned to adjourn the meeting. Howard second, unanimous.

- The next schedule BOD's meeting will be March 10, 2022, at 6pm at the New Hope Baptist Church.
- Signed Secretary William Roberts