

Summer Trees Homeowner's Association, Inc.

48 Cypress Pond Road
Port Orange, Florida 32128
stwhoapo@gmail.com

Board Meeting Minutes

December 8th 2022 – at New Hope Meeting Room from 6:00 – 8:00 pm

MISSION STATEMENT

Our Mission is to manage the Operations of Summer Trees West to effectively maintain the community, and to Preserve Property Values, the Natural Surroundings and Foster Community Spirits.

Call to Order – Pledge of Allegiance + Proof of Notice

Calling of Roll

Present : Norman Jefferson, Bryan Disbrow, Tom Robertson, Tracey Waite, Kelly Nixon

Absent: Howard Worthington

Proof of due notice of meeting: Secretary – Posted Flyer 12/7/ 2022

Reading of Minutes and Disposal of any Unapproved Minutes: Secretary

Wording change for \$39,653.96 deposit to Reserves to read proceeds from Land Sale to proceeds were a result of a foreclosure.

Motion 1st NVJIII 2nd BD Approved.

President Report – Norman Jefferson

Announcements:

- Florida Statutes, Chapter 720

Per Florida Statute: 720.306, Quorum verification for HOA's requires 30% +1

- Covenants & Restrictions, Rules & Regulations

Homeowners all outside modifications must be submitted to the Architectural Committee for review and Board approval. IE: Paint, Roofs, Decks, Fencing etc.

- Harassment of Board Members

Again the members were put on notice, there will be "ZERO" tolerance of "harassment" from Homeowners and/or Residents to anyone performing their duty for the Summer Trees West BOD's.

The Port Orange Police Department will be notified and charges will be filed.

One incident has occurred already and was delt with.

- Hurricane Ian/Nicole

The bulk of the work has been completed, '**BUT**' there are about **24 Trees** that will require additional trimming and/or removal. These trees are '**Marked**' with **Yellow Hazard Tape**, '**Do Not Remove**' this tape. It identifies the trees that require additional work.

- Yard Waste

The FEMA clean up is complete, all yard waste must be placed in plastic bags and placed by the road side for Wednesday pick up.

Please remember the town is still only picking up three (3) bags per stop until further notice

- Pool Heater

Would like to make all aware that Medicare offers a free 'Silver Sneakers' program providing membership privileges at the local YMCA for those who wish to utilize their swimming pool during the winter months. It will be sometime before the Pool Heater can be installed at the STW pool.

- Open Board position (volunteer needed)

- Election Committee – Tracey Waite Committee Head

The election and/or the quorum process has started Atlantic will be sending out the information shortly. Three (3) board positions will need to filled.

- Paint Committee - Tracey Waite Committee Head

Will commence in January. The committee will be finalizing community paint colors for homes, trim and/or accessories along with the implementation procedures for 'connected' buildings within the STW community. Once completed this plan will be presented to the Board of Directors for approval.

The committee is looking for Two (2) additional volunteers.

Please contact Tracey Waite if interested.

Motions & Other Reports:

- | | |
|---|--|
| - <u>On Hold</u> - Painting request for Magnolia Loop Quad # 146/152 | Pending Paint Committee Resolution |
| - <u>Approved</u> - Screen Enclosure for 106 Summer Trees | 1 st Norman, 2 nd Bryan, Unanimous |
| - <u>Approved</u> - Fence addition for 102 Hilltop Circle | 1 st Norman, 2 nd Bryan, Unanimous |

Vice President – Bryan Disbrow – Realtor Report

- Interface with realtors and prospective owners.

Treasurer – Howard Worthington

Report of financial (VI (a)) (**October Numbers Preliminary** – subject to change)

- **Combined Checking & Savings:** \$13,785.00 + \$62,161.00 = \$75,919.00 – Oct 2022
- **Reserve:** \$33,369.00
- **Liens & Arrears:** 6 Liens & Balance owed HOA = \$7,781.00
- **P&L Report Oct, Actual** \$38,105.00 **Budget** \$28,440.00 = \$9,655.00 Over
- **P&L Report YTD , Actual** \$294,025.00 **Budget** \$284,400.00 = \$9,625.00 Over

The President expressed the reason for the 'overage' is due to Hurricane Ian/Nicole.

Also, that a Special Assessment will be prepared and distributed when all related expenses are compiled.

Reports of the Directors

Self-Managed Report –

Enforcement & Rules - Currently an Open Position Norman Jefferson

Operation & Planning Committee – Currently an Open Position (Norman Jefferson)

Grounds – Tom Robertson, Report

Architectural – Joe Waite, Report

Committees – Self Managed

Standing Committees

- | | |
|----------------------|----------------------------------|
| - Architectural | Joe Waite |
| - Budget | Don Ross / Bill Roberts |
| - Census-Database | Bill Roberts |
| - Compound | Ronnie & Kathy Householder |
| - Election | Tracey Waite |
| - Lake Magnolia | Andy Stefani |
| - Magnolia Loop Park | Mary Austin |
| - Pool | Amy Eddie |
| - Planning | Open Position (Norman Jefferson) |
| - Town Crier | Bill Roberts |
| - Welcome | Bobbie Weller & Bryan Disbrow |
| - Spectrum | Norman Jefferson |

Special Committees

- | | |
|-------------------------|---------------|
| - Post BOD's Meeting | Bob Treadway |
| - Sign – Front Entrance | Open Position |

Unfinished Business –

- 135 Summer Trees, back walkway
- Gary's sidewalk

New Business – Open to floor for discussion topics, 3-minutes

1st – Street light out on 2nd cul-de-sac

2nd – Mike, new homeowner at 34 Summer Trees, wanted to get this on record.

The Bamboo that was planted on common grounds was done by past owner in front of his property.

The homeowner Mike would like to have this eyesore removed.

The current issue with the Bamboo Trees is the roots are wrapped around the existing water pipes and standard removal may damage the water pipes.

Motion: Meeting adjourned at 7:30pm. Motion 1st NVJIII 2nd BD Vote: Yay or Nay

The next regular board meeting is Jan 12th 2023, New Hope Baptist Church, 16754 Taylor Road

Secretary _____ Secretary 2022