

Summer Trees Homeowner's Association, Inc.

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

"Draft" Board Meeting Minutes "Draft"

January 12th, 2023 – 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, to Preserve Property Values, the Natural Surroundings and Foster Community Spirit.

Call to Order – Pledge of Allegiance + Proof of Notice

Calling of Roll,

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

Absent: _____

Proof of due notice of meeting: Via Email sent to Homeowners

Reading of Minutes and Disposal of any Unapproved Minutes: Secretary

Motion 1st NVJ III 2nd BD Approved.

Reports of the Officers

President – Norman Jefferson

President Report

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, Sheds, Etc.

- Harassment of Board Members – There will be "ZERO" tolerance from Homeowners.

- Yard Waste

The FEMA cleanup 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 'household' until further notice.

- Limbs and/or tree branches should be placed as close to the road, a path and/or walking trail as possible, that way Gales and/or Joe & Terry can take them over to where the 'City' picks up debris.

- Homeowner / Resident Waste

Must be placed in a Container, the placing of 'Plastic Bags' on the road side is 'Against' HOA C&R's.

- Ladies Club

Per the January 3rd meeting Mary Austin & Janice Tainsh announced that they will be stepping down this June, but will stay on until then. We all need to thank them for all they have done for this HOA.

Will need new volunteers for the lady's club to continue.

- Annual Election of Board Members

Currently there are three (3) positions available in the upcoming election.

The First notice was sent out and the second notice will be coming.

Again, currently there is one (1) open position available

- Pool Sign (pending update from attorney)

- Special Paint Committee,

Held their first meeting on January 9th

Tracey provided an update

- Tracey Waite, Committee Chair
- Committee Members: Gail Jefferson, Deb Harris, Elayne Dion & Arlys Ross
- Note: Homeowners should **NOT** paint their homes until after the committee finalizes everything.
- Per Tracey the committee will be defining colors for all homes and connected buildings, an implementation plan for completion.
- Once completed the plan will be presented to President and then the finalized plan would be presented to the Board of Directors for approval and implementation.

- Special Fine Committee

The President opened a discussion on a pending fine committee to recoup expenditures and to reduce time comments required by all committee heads to have homeowners conform to the HOA C&R's.

The general consensus of the meeting attendees was that this was a good idea and to proceed.

As president I will prepare what's required for the committee to proceed, the interface with the BOD's and the procedures for startup.

Motions & Other Reports:

- **Approved** - Special Assessment for Hurricanes Ian & Nicole Storm Restoration
1st Norman, 2nd Bryan, Unanimous

...Vice President – Bryan Disbrow – Realtor Report

- Interface with realtors and prospective owners.

Treasurer – Howard Worthington

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

- **Combined Checking & Savings:** (- \$2,697.46) + \$22,506.93 = \$19,909.47 Dec 2022
- **Reserve:** \$76,340.00 Dec 2022
- **Liens & Arrears:** 6 Liens & Balance owed HOA = \$9,677.00 Dec 2022
- **P&L Report Oct, Actual** \$27,777.00 Budget \$28,440.00 = \$663.00 Under - Dec 2022
- **P&L Report YTD , Actual,** \$354,434.00 Budget \$341,280.00 = \$13,154.00 Over – Dec 2022

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 complied.

Secretary – Currently an Open Position (Norman Jefferson)

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

Reminded all that any and all future work planed for the “outside” of the building “must” have approved paperwork completed prior to work commencing.

Committees – Self Managed

- | | |
|----------------------|----------------------------------|
| - 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 |
| - Paint | Tracey Waite |
| - 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 –**New Business** – Open to floor for discussion topics, 3-minutes

A homeowner expressed concerned over the general appearance of the pool area with enclosure screens missing and/or just hanging down, also was wondering why a pool heater has not been installed so we all could use the pool during the winter months.

The President explained that the screen damage was caused by Hurricanes Ian & Nicole and because of the age of pool enclosure and different material used over the years for repairs that it is tough to secure a contractor to work on the pool enclosure.

Also, due to the hurricanes the general contractors are very busy, the President explained that he has made three (3) different attempts to the last contractor to work on the pool screening and that he has not returned his call.

Pool heater, the president will again secure pricing for the installation of a pool heater and will present this to the BOD's for approval, possibly by the next Board meeting.

Motion: Meeting adjourned at 7:45pm. Motion 1st MW III 2nd BD. Vote: Approved

The next meeting will be the Annual Meeting on Feb 25, 2023, at the VFW Hall off Williams Blvd.

Secretary _____ Secretary 2023