

Summer Trees Homeowner's Association, Inc.

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

"Draft" Board Meeting Minutes "Draft"

March 16th, 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, Tracey Waiter, Don Ross, Tom Robertson, Terry Blunk, Alfred Mall

Absent: Alfred Mall

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:

Members Present, Total 38

STW HOA Area Representation: ML @ 27%, CP @ 37%, ST @ 13%, HT @ 5% & HL @ 16%

Newly Elected & Appointed Board Members Introduced, Alfred Mall wasn't present

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

New Computers, Will be purchased for Board positions Secretary & Treasure

Reason for purchase will be explained in an upcoming Presidential Notice

Homeowners, all 'Outside 'Modifications' must be submitted to the 'Architectural Committee' for review and Board approval and State Compliance. IE: Paint, Roofs, Decks, Fencing, Sheds, Etc.

Homeowner / Resident Waste

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

Special Assessment for Hurricane Ian/Nicole,

Total of 29 Homeowners are still delinquent with payments

This will be addressed in an upcoming Presidential Notice

Incidental Expenditures, YTD @ \$1,500.00 – Reason, homeowners not following the HOA 2022 C&R's

Pool Complaint & City Inspection, an 'unknown homeowner' filed a complaint with the City of Port Orange.

Upon inspection, of 48 items listed on the inspection report the HOA failed only one, we need to purchase a flotation barrier to separate the shallow end and deep end of the pool.

HOA Residents Hardship Issues,

Due to a few recent complaints and looking into this problem it was determined that the HOA needs handle special issues so that the BOD's are aware of residential issues.

IE: Medical, Multiple Vehicles, Short-Term Living Arrangements, Accidental Illnesses, etc.

The President will develop for presentation for next meeting.

Compound, Homeowner listing provided to Atlantic and will proceed with billing.

Paint Committee Presentation,

The Paint Committee, presented by Tracey Waite & Norman Jefferson presented their plan for STW HOA building paint Color's and Implementation Plan for Single Family Residents and all Connected Buildings.

The colors were approved and due to residents comments it was determined that additional input would be required.

Motions & Other Reports:

- **Approved** - Pool Heater Installation, Electrical Upgrade and Repair the surface leaks
1st Norman, 2nd Bryan, 6 of 7 board members approved, 1 absence
- **Approved** - Twelve (12) Colors Presented and Approved
1st Norman, 2nd Bryan, 6 of 7 board members approved, 1 absence

...Vice President – Bryan Disbrow – Realtor Report

- Interface with realtors and prospective owners.

Treasurer – Don Ross

Reported on end of year numbers and plans for coming year.

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 – Tracey Waite,

Introduced herself and nothing to present at this time.

Reports of the Directors

Self-Manage 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

Concerns were raised and discussed regarding the following issues;

Paint Colors & Implementation procedures, Computer purchase, Yard Mull & Trailer and Pool Leakage.

All were discussed and notes were taken.

To all Residents – **“Before You Complain Have You Volunteered Yet ???”**

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

The next meeting will be Thursday, April 13th 2023, New Hope Baptist Church, 16754 Taylor Road

Secretary _____ Secretary 2023