

Summer Trees Homeowner's Association, Inc.

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

Board Meeting Minutes

"BOD's Approved for Posting, 5/11/23"

April 13th, 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 Waite, Don Ross, Tom Robertson and One Open Position.

Absent: Terry Blunk

Proof of due notice of meeting: President/Secretary – Email/Posted Flyer, 4/11/2023

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 & General Announcements:

STW HOA Members Present, Total 49

STW HOA Area Representation: ML @ 27%, CP @ 22%, ST @ 8%, HT @ 4% & HL @ 12%

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

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

Special Assessment for Hurricane Ian/Nicole @ \$1,605.00 15 Homeowners still delinquent on payments

Incidental Expenditures @ \$1,500.00 for 2023

Homeowner Arrears @ \$3,768.00 for 2023

Homeowner Liens @ 3 Issued

Volunteers Needed – Clear Trash from front entry - Bryan Disbrow volunteered to handle clean up

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.

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 at a future meeting.

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

Paint Committee Presentation,

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

Motions & Other Reports:

- **Approved** - Paint Scheme, Color Modification
1st Norman, 2nd Bryan, 5 of 6 board members approved, 1 absence
- **Approved** - Paint Scheme Implementation Plan
1st Norman, 2nd Bryan, 5 of 6 board members approved, 1 absence
- **Approved** – Spectrum Five (5) Year Contract
1st Norman, 2nd Bryan, 5 of 6 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)) (March Numbers Preliminary – subject to change)

- **Combined Checking & Savings:** \$74,699.55 + \$8,950.00 = \$88,749.87 March 2023
- **Reserve:** \$83,450.52 March 2023
- **Liens & Arrears:** 3 Liens & Balance owed HOA = \$3,768.00 March 2023
- **P&L Report March, Budget** \$30,810.00 vs **Actual** \$27,761.60 March - Under Budget
- **P&L Report YTD, Budget** \$92,430.00 vs **Actual** \$89,846.47 Thru March - Under Budget

Secretary – Tracey Waite,

Introduced herself and nothing to present at this time.

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 was absent, but the President reminded all of the following.

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 |
| - Census-Database | Bill Roberts (announced a replacement will be needed) |
| - Compound | Ronnie & Kathy Householder |
| - Election | Tracey Waite (announced a replacement will be needed) |
| - Lake Magnolia | Andy Stefani |
| - Magnolia Loop Park | Mary Austin (announced a replacement will be needed after Sept.) |
| - Pool | Amy Eddie |
| - Planning | Open Position (Norman Jefferson) |
| - Town Crier | Volunteer needed |
| - Welcome | 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 – non presented

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

Motion: Meeting adjourned at 7:30pm. Motion 1st NVJ III 2nd BD Vote: Approved

The next meeting will be Thursday, May 11th, 2023, New Hope Baptist Church, 16754 Taylor Road