

Summer Trees Homeowner's Association, Inc.

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

Board Meeting Minutes

May 11th, 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, Terry Blunk & One Open Position

Absent:

Proof of due notice of meeting: President/Secretary – Email/Posted Flyer, 5/9/23

Reading of Minutes and Disposal of any Unapproved Minutes: Secretary

Motion 1st DR 2nd TR Approved.

Reports of the Officers

President – Norman Jefferson

President Report & General Announcements:

STW HOA Members Present, Total 36

STW HOA Area Representation: ML @ 38%, CP @ 33%, ST @ 13%, HT @ 5% & HL @ 8%

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

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.

New Computers, Have been ordered for Board positions Secretary & Treasure

Pool Heater, Installed & Running

Yard Mule & Trailer, Purchased & In Use

Spectrum Contract, Signed & In Process

Fine Committee, Three (3) Volunteers now in place, Barbara Jester, CJ McKenzie & Amy Eddy

Vehicle's & Common Grounds, Will now be **"Towed"** at **Owner's Expense**

Complaint, Reminder that Campers, Boats & Trailers are limited to Loading & Off-loading at resident location

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 April 2023

Homeowner Liens @ 3 Issued

New Project, New Signage for Cypress Pond and the 1st & 2nd cul-de-sacs location

Terry Blunk will put together the estimated cost and present this for Board Approval at the up-coming BOD's meeting in June. Per meeting general consensus color to Brown & Yellow.

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.

...Vice President – Bryan Disbrow – Realtor Report

- Interface with realtors and prospective owners.
- Provided an update on current and/or pending sales within Summer Trees West

Issues raised at Meeting,

Summer Trees #9, buyers age at 45/47, general consensus to young, will notify Atlantic,
Cypress Pond #62, trying to determine the owner,
Cypress Pond #81, new owner,
Cypress Pond #78, general appearance concern.

Treasurer – Don Ross

Reported that new financials not in and reviewed the March numbers.

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

- **Combined Checking & Savings:** \$74,699.55 + \$8,950.00 = \$83,649.55 May 2023
- **Reserve:** \$83,450.52 YTD 2023
- **Liens & Arrears:** 3 Liens & Balance owed HOA = \$3,768.00 May 2023
- **P&L Report May,** Budget \$30,810.00 vs Actual \$27,761.60 = \$3,048.40 Under Budget
- **P&L Report YTD,** Budget \$92,430.00 vs Actual \$89,846.47 = \$2,583.53 Under Budget

Secretary – Tracey Waite,

Nothing to present at this time.

Grounds – Tom Robertson

Stated that we're still dealing with tree issues and that the cutting season will soon be underway.

Architectural – Joe Waite

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)**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 Eddy |
| - 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

- New First Aid Kit needed at pool location – Norm to handle. **New Kit Installed**
- 135 Summer Trees, homeowner stated that there are backyard 'rut' issues. Gales to look into it.
- Bryan, to be copied on new homeowner's application from ACMA, Norm to handle. **Atlantic notified**
- 68 Cypress Pond, issue with 'sidewalk' – Gales, Tom & Joe to look into. **Tree root issues & nothing can be done**
- Bill Roberts announced that Karen & Greg expressed interest for Census & database updating.

To all Residents – **"Before You Complain Have You Volunteered Yet ???"**The next meeting will be **Thursday, June 8th, 2023**, New Hope Baptist Church, 16754 Taylor Road**Motion:** Meeting adjourned at 7:15pm. Motion 1st NVJ III 2nd TR & DR Vote: Approved