

Summer Trees Homeowner's Association, Inc.

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

Board Meeting Minutes

September 14th, 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 & Sue Travis

Absent: Terry Blunk

Proof of due notice of meeting: President/Secretary – Email/Posted Flyer, 9/11/2023

Reading of Minutes and Disposal of any Unapproved Minutes: Motion 1st NJ 2nd ST Approved

Reports of the Officers

President – Norman Jefferson

President Report & General Announcements:

STW HOA Members Present at Time of Meeting, Total 31

STW HOA Area Representation: ML @ 35%, CP @ 35%, ST @ 10%, HT @ 10% & HL @ 6%

Also, one (1) homeowner didn't list their address.

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

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

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

Special Assessment for Hurricane Ian/Nicole @ **\$856.00** 8 Homeowners still delinquent on payments

Homeowner Arrears @ **\$12,870.00** as **August 31st, 2023**

Homeowner Liens @ **Currently @ 13 Liens Applied & 1 Bank Forecloser**

General Announcements:

Removal of **HOA Posted 'Signage'** will no longer be tolerated, that is **HOA Property** and if caught, will be reported to the Port Orange Police Department and **Charges Will Be Filed.**

General Announcements (con't)

Insurance & Termite Bond Varication by 9/1/23

STW Total (237) Residents @ Received 61 Insurance & 60 Termite Bonds = 25% Response

Focus Group Newsletter - 'News In & Around The Trees'

Per the STW President;

1st – this is nice to see regarding news around STW in light of there is no one willing to publish the 'Town Crier'

2nd - the June Issue detailed BOD's Meeting Minutes, this is not allowed, only the BOD's can release that information.

3rd – the President has received calls regarding 'receiving' this info via email when no email address was provided. The STW 'approved email listing' can not be utilized for this distribution and/or legally only the STW President is authorized to utilize the STW 'approved email listing'. That is a Homeowner Approved List.

Lastly – some information listed in the newsletter is incorrect and misleading, IE: Hurricane Information, Fine Committee Guidelines and Hurricane Water Ponding.

Possible Suggestion – as per with the 'Town Crier' in the past the STW President reviewed the issue prior to distribution. The STW President is available to review if you wish.

Pending Motions: None Pending

HOA Residents Hardship Issues, (pending)

Due to recent complaints it was determined that the HOA needs handle special issues so that the BOD's are aware of residential issues.

The President will develop for presentation at a future meeting.

Vice President – Bryan Disbrow

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

Treasurer – Don Ross

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

- Combined **Checking & Savings: \$69,674.17 + \$8,950.32 = \$78,624.49** August 2023
- **Reserve: \$78,032.14** August 2023
- Homeowner Arrears: Balance owed HOA = **\$12,870.00** August 2023
- **P&L Report August, Budget \$30,810.00 vs Actual \$13,085.24 = \$17,724.76** Under Budget
- **P&L Report YTD, Budget \$246,480.00 vs Actual \$234,350.66 = \$12,129.34** Under Budget

Secretary – Tracey Waite

Nothing to present at this time.

Grounds – Tom Robertson

Responded with ongoing tree issues

Architectural – Joe Waite

23ea. - 1st letters for Homeowner Repairs being mailed,

3ea. - 2nd letters sent for Homeowner repairs

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, Karen O'Coners & Greg Carpenter |
| - Compound | Ronnie & Kathy Householder |
| - Election | Volunteer Needed |
| - Lake Magnolia | Andy Stefani |
| - Magnolia Loop Park | Volunteer Needed |
| - Pool | Amy Eddy |
| - Planning | Volunteer Needed 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

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- No Parking Signs for Cul de Sak circles
 - Homeowners Parking on Common Grounds
 - Response time for complaint forms filed
 - Front Entry Sign repairs
 - Trimming Palmetto Bushes (2 year trim cycle with additional info to follow)

To all Residents – **“Before You Complain Have You Volunteered Yet ???”**The next meeting will be **Thursday, October 12th, 2023**, New Hope Baptist Church, 16754 Taylor Road**Motion:** Meeting adjourned at 7:30 pm. Motion 1st NVJ III 2nd TW Vote: Approved