



BURNT STORE VILLAS HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 25, 2024

CALL TO ORDER, ROLL CALL, PROOF OF NOTICE: A quorum was established, and Bruce Gibson called the meeting to order at 2:38 P.M. Board members present were Dean Ferb, Robert Ghegan, June Esposito, and Kay Keller. Barbara Damm was absent. The meeting notice was posted on property in accordance with Association By-laws and Florida Statutes 720.

APPROVAL OF MINUTES: *MOTION: Dean Ferb made a motion to waive the reading and approve the last meeting minutes on November 16, 2023 as written. Kay Keller seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed*.

OFFICERS REPORT:

President: Kay Keller and Barbara Damm worked on a welcome letter which will be used for all violations.

Vice-President: Dean Ferb No report this meeting.

Bruce Gibson suggested the Board should create a Frequently Asked Questions info page for all sales.

Secretary: June Esposito. No report this meeting.

Treasurer: Dean Ferb no report.

Director: Barb Damm no report

Director: Robert Ghegan no report.

COMMITTEE REPORTS:

Robert Ghegan reports Gerry Thinness visited today because irrigation was down with 10 heads broken. The Association concrete dock needs to be sealed and volunteers will accomplish this.

Beautification Report: Barb Damm no report.

OLD BUSINESS:

Mangrove Trimming/Canal Clean-Up

Still in progress however rejected on permit # 3, Coastline Tree Service sent Dean Ferb a DocuSign for a new permit and Den Ferb signed it. Hopefully, a permit will be approved and issued soon,

Root removal costs: This agenda item has been determined by the Board to remove because it will not occur as BSV desire for removal. The Golf Course has the responsibility to maintain and expense for any removal of especially the large tree roots which is adjacent to the property of Burnt Store Villas. It does not appear this will be occurring anytime soon.

NEW BUSINESS:

Status of Architectural Survey. There are 17 Violation Letters to be mailed out. Violations are noted by checking off on a boilerplate violation sheet. Bruce Gibson to mail all 17 Violations out to those violating.

Welcome Letter: Covered in President's Report notes.

New Neighbors Social Meet and Greet: Sunday, March 10, 2024, between 3:00 P.M. and 6:00 P.M.

Continuation: BSV Special Board Meeting Minutes January 25, 2024

OWNERS OPEN FORUM:

1. Owner Rayetta Myers asked for some fill dirt. Robert Ghegan will investigate it.
2. Dean Ferb stated an Owner sent an email to Bruce Gibson and himself requesting an Owners directory.
3. Dean Ferb reminded everyone that a copy of all Board Policies is on the website.
4. Dean Ferb reiterated that signs are not allowed to be erected on Owners/Association property.

NEXT MEETING DATE: Annual meeting February 22, 2024, at 10:00 AM at Star Hospitality Management Conference Room and Board of Directors Meeting held after Annual Meeting Adjourns.

ADJOURNMENT: ***MOTION** With no other business to come properly before this Board meeting, Robert Ghegan made a motion to adjourn the meeting at 3:55 PM. Dean Ferb seconded the motion. No Further Discussions. All Board members voted unanimously in favor; motion passed*.

Submitted for June Esposito, Secretary by Bruce Gibson, Community Association Manager