



## BURNT STORE VILLAS HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 12, 2024

**Establish Quorum, Call to Order, Proof of Notice:** A quorum was established with five Board members present in attendance as named; Barbara Damm, June Esposito, Robert Ghegan, Robin Lattimer, and Marilyn Milano. Bruce Gibson called the meeting to order at 1:00 P.M. The proof of the meeting notice was posted on property and mailed in accordance with Association By-laws and Florida Statutes 720.

**APPROVAL OF MINUTES: \*MOTION:** Robin Lattimer made a motion to waive the reading and approve the last set of meeting minutes dated April 4, 2024, as written. June Esposito seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

### **OFFICERS REPORT:**

**President:** June Esposito thanked Bruce Gibson and the Board members especially Barb Damm and Robert Ghegan for working together with contactors coordinating all repairs that were completed to date.

**Vice-President:** Barb Damm, report will be covered in Beautification Report.

**Secretary:** Robin Lattimer no report.

**Treasurer:** Robert Ghegan report to be covered in Grounds and Architecture Report.

**Director:** Marilyn Milano no report.

### **COMMITTEE REPORTS:**

**Grounds and Architecture Committee Report** – Robert Ghegan Chairperson

Robert Ghegan reports recently, the front sign and irrigation had an electrical problem the shared the same problem but has been resolved. Another problem still exists from lamp post to lamp post. An irrigation leak stemming from the Golf Course side. Gerry Thinness will troubleshoot and make all repairs. All palm trees on site have been recently trimmed.

**Beautification Committee Report** – Barbara Damm, Chairperson.

Barb Damm reports plants/bushes received storm damage. Although the Hurricane thrashed the plants, we will wait to see how many can bounce back and develop new growth.

### **OLD BUSINESS**

**1. Sales Application Process:** The attorney will need to prepare amendment language for a membership vote by limited proxy, voting to approve the Sales Application Process. A Buyer candidate desiring to purchase will fill out and submit a sales Application and submit it for Board of Directors review and approval on all future sales transactions.

**\*MOTION:** June Esposito made a motion to hire the Association attorney to prepare the amendment language for future Sales Application Processing. Robert Ghegan seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

**Continuation: BSV Special Board Meeting Minutes November 12, 2024**

**NEW BUSINESS:**

**1. Adoption of Proposed 2025 Operating Budget and Proposed 2025 Reserves Schedule.**

**\*MOTION:** Marilyn Milano made a motion to Adopt the 2025 Proposed Operating Budget and Proposed 2025 Reserves Schedule at \$210.00 per Owner. June Esposito seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

**2. CTA Requirement**

Government Filing Under Corporate Transparency Act by December 31, 2024. Bruce Gibson will email the Federal Tx ID Number to All Board members for filing.

**3. Purchase of a CD:**

Bruce Gibson suggested investing at least \$ 50,000 in a CD for short terms of 6 months and will have Kim at Star send out some select CD Rates from local banking.

**OWNERS QUESTIONS AND COMMENTS:**

1. An Owner asked if we could have Zoom Meetings?
2. An Owner stated if any Owners had misplaced a flag with a Star Light, to please call and claim?
3. An Owner stated commented of a Port-A-John that floated down the canal waters and is still there.
4. An Owner asked if Owners could treat for weeds in our lawns?"
5. An Owner asked when is the irrigation watering cycle times and how many per week?
6. An Owner asked about when will the trimming of plants/bushes occur?
7. An Owner asked about the use of generators for future Hurricanes and loss of electrical power.
8. An Owner asked about whose responsibility it is to repair lamp posts?
9. The Board provided answers to each question asked of by those Owners asking.

**NEXT MEETING DATE:** Annual Membership Meeting and Board of Directors meeting scheduled for February 11, 2025, 1:00 pm, Star Hospitality Management Conference Room and Board of Directors meeting to Organize the board is held afterwards.

**ADJOURNMENT:** **\*MOTION** With no other business coming properly before this Board meeting, Robin Lattimer made a motion to adjourn the meeting at 2:25 P.M. Robert Ghegan seconded the motion. No Further Discussion. All Board members voted unanimously in favor; motion passed\*.

Submitted for Robin Lattimer, Secretary by Bruce Gibson, Community Association Manager