



Burnt Store Villas Homeowners Association, Inc.
Annual Meeting; Thursday
February 22, 2024, 10:00 A.M.

Roll Call Establish Quorum, Call Meeting to Order, Proof of Notice: Nineteen members established a quorum in person or by limited proxy. President Kay Keller called the meeting to order at 10:04 A.M. The meeting notice was mailing confirmed and posted on property.

Approval of the minutes: ***MOTION** Robin Latimer made a motion to waive the reading and approve the Last Annual Meeting Minutes dated February 28, 2023, and the Special Members Meeting Minutes on November 16, 2023, as written. Donald Milano seconded the motion. All Owners voted unanimously in favor; motion passed*.

Reports of Officers

President Report: Kay Keller welcomed all Owners to the annual meeting of Burnt Store Villas and gave a Hurricane Update of the Community repairs to date. Kay Keller thanked all Board members serving with her during this past year tenure and stated she is resigning effective this meeting and will not be serving again this 2024 year. Dean Ferb also resigned and has moved away recently. The remaining Board members will need to appoint two additional Board of Director members to fill the two open vacancy seats, and to re-establish the Grounds and Architecture Committee Chairpersons. Ongoing projects include clean-up of the island and Mangrove trimming.

Vice-President Report: No report this meeting

Secretary Report: Barbara Damm. No report this meeting.

Treasurer's report: Kay Keller Reports.

- **Current financial report, January 31, 2024.** Report taken from financial statement Star Accounting

Synovus Operating Account:	\$31,433.76.
Less Liabilities minus Operating:	\$ 4,862.25.
Remaining January 31, 2024.	\$26,571.51.
Synovus money market Rsvs.	\$70,307.82.

Committee Reports:

Grounds and Architecture: Robert Ghegan reports:

- Irrigation is up and running with minimal heads still needing replacement.
 1. Three major projects:
 - 5056 – 5060; 5029- 5023; and 5000 – 5001
 2. Front entrance cleanup and replanting
 - Restricted treatment center island needed and broken irrigation heads.

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Beautification Report: Barb Damm reports:

- Plan is to re-do the front entrance signage area by adding a few plants and clean it up.
- The plan is to trim palms in the center island and future hedge in the fire hydrant area not blooming.

ARB

We conducted an annual review inspection of all exterior homes and found several items need addressing. All deficiencies found a letter sent with all deficiencies noted and expectations to correct all items. Please contact the Board if you need more time to correct your deficiency.

WELCOME LETTER: Distributes by email and at the Annual meeting to all Owners attending. Please read and review to become familiar with expectations of how business is to be conducted. A copy of the Welcome letter is on the website as well for all newcomers.

Unfinished Business: None

New Business:

1. Vote Result Rollover Excess Funds from Fiscal Year 12.31.2024 to the Budget for Fiscal Year 1.1.2025 (if any)?

Nineteen in favor

Zero Opposed

2. Announcement of New Board Members 2024

Barbara Damm, June Esposito, & Robert Ghegan.

Owners Open Forum:

1. Question on replacing roof not related to Hurricanes and if anyone had good results.
2. Question on visiting family members and additional parking concerns.
3. Question if okay to park on grass and if not, then why? Answer, irrigation damage.

Next Meeting Date: February 20, 2025, at 10:00 AM

Adjournment: *MOTION With no other business to properly come before this annual membership meeting Marilyn Milano made a motion to adjourn the annual membership meeting at 10:51 AM. Brenda Lenz seconded the motion. No further discussion. All members voted unanimously in favor; motion passed*.

Submitted for Barbara Damm, Secretary, by Bruce Gibson, Community Association Manager