

**BURNT STORE ISLES ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
October 1, 2010**

**Officers Present**

**President** – Charlie Council

**Vice President** – Theresa Murtha

**Treasurer** – Ben Crosby

**Officers Absent**

Laura Felmore -- Secretary

**Directors Present**

**Immediate Past President** – Joe Sabatino

**Community Standards** – Phil Zeitz

**Membership** – Genny Ramachandran

**Social Committee** – Cynthia Council

**Special Project** – Anne Teichmiller

**Planning** – Bill Bareither

**Directors Absent**

**Community Security** – Bob Hutt

The BSIA October 1, 2010 Board meeting was called to order by President Charlie Council at 9:08 a.m.

The minutes of the September 3, 2010 Board meeting were approved and accepted subsequent to the meeting. *The minutes will be posted on the BSIA Association website.*

**REPORTS OF OFFICERS AND DIRECTORS**

Reports of Officers and Directors were circulated previous to the meeting and have been reviewed and placed on file. Further Comments made:

**Social Committee Chair Report**

Cynthia provided an overview of upcoming social events noting that 42 member had signed up for the October 12<sup>th</sup>: Visani with Elvis Impersonator, that BSIA area would be cordoned off at the October 16<sup>th</sup>: Edison Pops Concert, that at the General Meeting on November 15<sup>th</sup> the Social Committee will provide coffee and dessert. She also said that the Night at the Races has been rescheduled for November 6.

**Past President – Note on Cul de Sac Policy**

Joe mentioned an issue with Public Works not continuing to supply water for “abandoned” cul-de-sacs, two of which are in Burnt Store Isles. (This was later clarified by email from Tom Jackson “The city is still paying for water usage. The removal of

meters involved only the meters that had recorded no usage in the previous two years. Several of these meters have been reinstalled and billed to public works as residents have asked that they be reinstalled.”) The Board will follow up on this matter and make certain any changes in policy by the City do not negatively impact BSI.

## **UNFINISHED BUSINESS AND GENERAL ORDERS**

### **Membership Update**

Genny reported that as of October 1, 2010 there are 491 members of the Association. No new members were added this past month. It was recommended that Howard be asked to add new members to the website. Genny will send the webmaster new members for this purpose.

### **San Rocco Drainage Update**

Charlie noted that the City has finished final plans. A SWFWMD permit application has been resubmitted and a response was expected mid-October. A meeting was held, and Twin Isles has no objections as long as they do not incur any costs. Charlie summing up said, this project should be a go prior to next year’s rainy season.

### **Entranceway Update**

Charlie noted that the Monaco entranceway would be coming in at about \$4000, and requested an update from Anne on Madrid. Anne circulated a presentation that Joan LeBeau prepared for the Board on Madrid entranceway. Joan has requested a go-ahead on the direction proposed and a letter from the Board to the City requesting application of library resources to do the work. She can then go ahead and get pricing. Charlie noted that we need to get the pricing prior to the next Board meeting. Then we can review the whole project prior to the November meeting, at which we would be asking for approval for an expenditure above the amount the Board is allowed to authorize per the by-laws.

Phil asked about competitive bids. Anne explained that any of our projects would be put on the City website for bidding. Ben asked if there were structural work being done. She indicated that the cost is mainly for the labor to remove and rearrange materials (stone, plants) and new planting. It was noted that even though we won’t have pricing in time for printing, a note in the newsletter indicating that a vote on this item will take place should be in the newsletter.

Commenting on the plans, Theresa indicated the amount of plants seemed too much -- busy. Anne indicated that this was necessary for seasonal design. Charlie pointed out we are not locked into any of these. We need pricing and can modify later. It was agreed that Charlie would send letter to City so that we can get pricing as quickly as possible.

Issue of cul-de-sac maintenance was raised by Ben, requesting that we get a cost from some local landscapers. Difficulties and cost with maintenance program for those not being cared for was discussed. Charlie suggested that the Association address only seriously problem cul-de-sacs and bring them to a minimal standard. Joe recommended tabling issue for now until answers on City's position were received. Item will be carried forward.

### **Community Standards Activity**

Several letters on roofs were sent, Phil reported, a lot of people are out of town and will take care of problem when they return. Charlie talked about a property on Toulouse with an habitual roof problem. The issue went through code compliance. The person at issue never responded to any letters from Code Compliance. At last Code Enforcement meeting a \$17,500 fine was levied. Another issue is an abandoned boat on the canal.

Joe pointed out that we can and should request of the City that foreclosure procedures be initiated as soon as the legal clock permits in the instance of this kind of violation. Phil agreed saying that it is not fair to neighbors: pool not being cared for, house needs painting, looks like an abandoned house. Joe made a motion that we send a letter to the City asking that foreclosure procedures be initiated as soon as legally possible. Theresa seconded. Motion carried. Charlie will take care of sending letter.

Theresa asked about the house on Monaco where grass is growing through the driveway. Phil indicated that Randy was doing all he can, and that he didn't think it looked that bad.

Phil brought plans to two new homes being built in the neighborhood. Phil opened up the plans and asked Board to look at them.

3321 Tripoli 4084 square feet (Sandstar)  
559 Andora 2176 square feet (Ken Rite)

The owner of a property on St. Florent (with a massive garage that was approved by the BSIA Board at the time in 1997) is requesting to add an additional garage (about 50 square feet less than the existing garage). The addition was not built with the house – it was built afterward and in addition to the two garages built with the house. It is going to have a garage door in front and back. The property has a permissible ratio (with the proposed addition) of house to garage. The setbacks are within code. The property is a double lot and has more space available even with the garage. A variance permit from the city is not required. Joe pointed out that the issue is “does this addition tilt the residential standard of the neighborhood by its scale”. Joe suggested hiring a knowledgeable appraiser to get an opinion as to whether this does tilt the character of the neighborhood. Joe indicated that this would be one factor that would go into the decision-making process of the Board. Phil indicated Fero (the builder) is ready to go on this project. Charlie said that we had the time under the bylaws to do a proper review. **Joe made a motion that we hire a certified residential property appraiser to evaluate**

**the impact on the neighborhood of the two proposed garage additions in BSI at a cost not to exceed \$500 for each property. Motion was seconded by Theresa. Motion carried unanimously. Phil will hire appraiser.**

Theresa asked about communicating these kinds of building requests to the community. Joe suggested putting this on the website. Phil's thought was to go two streets either way on the issue. Theresa pointed out the issue is larger than the immediate neighbors – it impacts the character of the entire community – and therefore we should communicate all requests (not just those requiring city variances) so community members have a chance to respond to them. It was agreed, after discussion, that any new building requests under review will be communicated to the membership for their information through the website and the newsletter.

### **Shredding Day**

After review of details by Charlie and discussion of price to non-members, **a motion was made by Theresa that “we have a shredding day on Saturday, December 4 at a cost of \$190 for two hours, free to members, \$10 for non-members, unless non-member joins that day.” Anne seconded. Motion carried.** Shredding Day will be at the parking lot next to the Tennis Court, December 4, 9-11 a.m.

### **Nominating Committee**

Charlie indicated that thus far he was unable to identify a Chair. He reviewed the positions where candidates were needed: Secretary, Treasurer for one-year terms, Community Standards and Special Projects for two-year terms. (Charlie also indicated that we have a volunteer to replace Howard as webmaster; Howard and Charlie will meet with him when Howard returns.)

Charlie indicated that he planned to send an email to membership with a list of candidate positions. Theresa pointed out that we have to get the newsletter out by end of October to get information in the hands of membership before the meeting. After discussion, Theresa agreed to make calls to identify members for the committee. (Subsequent to the meeting, Kathy Kruth agreed to be Chair of Nominating Committee).

### **Website link for various City Board Activity**

Charlie and Howard are working with Dottie for link to City Board Activity.

### **Architectural Committee Structure Process**

It was noted that Theresa, Mike and Phil will meet to reestablish a more formal committee structure and process going forward. Three levels of decision-making had been outlined in a prior meeting by Charlie, Mike and Phil:

- Level 1 – Pro-forma requests where there is a clearly established precedent – Review/Determination by Director of Community Standards
- Level 2 – Requests having possible community impact and requiring more in-depth analysis and evaluation – Review/Determination by full architectural committee
- Level 3 – Requests having possible broad impact and/or presenting unique deed restriction questions – Full Board Review and Determination

Theresa also recommended that all decisions (regarding new building plans: new homes, additions, structural changes) made should be reported at the Board Meeting following the decision for the record regardless of decision-level. It was also stressed that a copy of all-signed off forms be filed with the Secretary of Association. Theresa will meet with Phil and Mike and draft a final procedure policy for approval at the next Board Meeting.

## **NEW BUSINESS**

### **2011 Budget**

Ben is working on a 2011 Budget and he will send to Board members by email before next meeting. It will be reviewed at the November Board meeting.

### **BSI Forum for District 2 Candidates for County Commission**

Charlie would like the BSIA to sponsor a candidate night for District 2 Candidates for County Commission (Chris Constance and Jason Green). This would be held at the Villas Clubhouse prior to the election. Board agreed. Charlie will give candidates a list of potential dates.

**The meeting was adjourned at 11:52 a.m.**

**The next meeting will be Friday, November 5.**

Respectfully Submitted,

Theresa H. Murtha  
Secretary