



## BURNT STORE VILLAS HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 11, 2025

**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 2:30 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:** Robert Ghegan made a motion to waive the reading and approve the last set of meeting minutes dated February 11, 2025, as written. June Esposito seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

### **OFFICERS REPORT:**

**President:** June Esposito announced Good News because there has been No Hurricanes received at Burnt Store Villas this year. We recognize receiving the Rogers and Stevenson families as New Owner members so far this year. We want to announce a planned social gathering to welcome back all Owners scheduled for February 1, 2026, from 2:00 pm to 4:00 pm. Landscaping has become a recent topic of conversation lately.

**Vice-President:** Barb Damm No official report.

**Secretary:** Robin Lattimer no report.

**Treasurer:** Robert Ghegan no official report.

Director: Marilyn Milano no report.

### **COMMITTEE REPORTS:**

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

Robert Ghegan reports a hole has developed in the asphalt roadway. The COPG Utilities Department made a visit to ensure the hole was not enhanced or developed by a water leak. The hole has since been repaired by NP Sealcoating. Integrity Electric is fixing the lamp pole by the entrance. This coming Thursday is scheduled for Mangrove Trimming.

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

Barb Damm reports Christmas decorations will be pursued soon. I have been streamlining as liaison between Owner's suggestions on landscaping concerns. Plantings around the fire hydrant area are currently tabled.

### **OLD BUSINESS**

Robin Lattimer stated the Old Information Form for new Owners to fill out for new sales transactions were updated since the last Information Form was received. Bruce Ginbosn explained that Realtors do not always call to receive any new Updated Information Forms because they all have copies and know the Board is not overseeing all new sales transactions. The only way to ensure new Ownes are supplying necessary information when becoming new Owner members is to amend your Governing Declaration of Restrictions, so the Board of Directors have approval authority to require all sales transaction are submitted as required by a sales purchase application and any necessary Information Forms such as the Updated Information Form.

The Board discussed and agreed to pursue Amending the Declaration of Restrictions when the new Adopted 2026 Budget funds are in effect.

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

### **NEW BUSINESS:**

#### **1. Adoption of 2026 Proposed Operating Budget and Adoption of 2026 Proposed Reserves Schedule.**

**\*MOTION:** June Esposito made a motion to Adopt the 2026 Proposed Operating Budget and 2026 Proposed Reserves Schedule at \$227.00 per Home. Robin Lattimer seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

### **OWNERS QUESTIONS AND COMMENTS:**

1. Kay Keller asked a question on legal account line item in Operating Budget.
2. Kay Keller asked a question on lawn care contracting and trimming of all plants.
3. The Board will readdress with the lawn care contractor these suggested changes to the lawn care contract.

**NEXT MEETING DATE:** Annual Membership Meeting and Board of Directors meeting scheduled for February 10, 2026, 1:00 pm, Star Hospitality Management Conference Room and Board of Directors meeting to Organize the Board to be held afterwards at same location.

**ADJOURNMENT:** **\*MOTION** With no other business coming properly before this Board meeting, June Esposito made a motion to adjourn the meeting at 3:45 P.M. Robert Ghegan seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

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