



Burnt Store Villas Homeowners Association, Inc.
Annual Meeting; Thursday
February 11, 2025.

Roll Call Establish Quorum, Call Meeting to Order, Proof of Notice: Nineteen members established a quorum in person or by limited proxy. Bruce Gibson called the meeting to order at 1:00 pm. The meeting notice was mailing confirmed and posted on property in accordance with Florida Statutes 720 and Association By-Laws.

Approval of the minutes: ***MOTION** Kay Keller made a motion to waive the reading and approve the Last Annual Meeting Minutes dated February 22, 2024, as written. Liz Albert seconded the motion. All Owners voted unanimously in favor; motion passed*.

Reports of Officers

President Report: June Esposito welcomed all Owners to the annual meeting of Burnt Store Villas and exclaimed she was extremely happy of the recent Owners social stating she would like to plan another soon. An email will be sent out to all Owners reference the next scheduled social event and time.

Vice-President Report: Barbara Damm no report this meeting.

Secretary Report: Robin Lattimer no report this meeting.

Treasurer's report: Robert Ghegan Reports cash on hand is \$ 117,000.00, including reserves. Financial status is strong. The 2025 Adopted Budget and Reserves increased by \$ 11.00 per address.

Committee Reports:

Grounds and Architecture: Robert Ghegan reports:

- There are 98 Palm Trees and 20 Oak Trees to trim annually at a cost of \$ 2,500.00,
- irrigation runs about 30 minutes per address once a week.

Beautification Report: Barb Damm reports:

- Gave the Lawn care contractor some winter projects to get accomplished, like cleaning up the front entrance area where Burnt Store Villas starts.

ARB: Robert Ghegan, no report for this meeting.

Unfinished Business: None

New Business:

- 1. Vote Result Rollover Excess Funds from Fiscal Year 12.31.2025 to the Budget for Fiscal Year 1.1.2026 (if any)?**

Sixteen in favor

Zero Opposed

Continuation: Annual Meeting Minutes February 11, 2025

2. Announcement of New Board Members 2024

Barbara Damm, June Esposito, Robert Ghegan, Robin Lattimer, and Marilyn Milano.

Owners Open Forum:

1. Mangroves will be trimmed once a year not in June but a little later.
2. Electrical boxes in front of each home are not being maintained by FPL.
3. The Board will call FP&L and inquire.
4. An Owner asked a question if he needed permission to resurface his swimming pool.
5. An Owner asked a question if any weed killer is being applied.
6. An Owner questioned referenced replacing windows if we need ARC approval.
7. The Board replied with answers to Owners who asked questions.

Next Meeting Date: Annual Meeting on February 10, 2026, at 10:00 am.

Adjournment: *MOTION With no other business to properly come before this annual membership meeting Aaron made a motion to adjourn the annual membership meeting at 1:45 pm. Rayetta Myers seconded the motion. No further discussion. All members voted unanimously in favor; motion passed*.

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