



BURNT STORE VILLAS HOMEOWNERS' ASSOCIATION, INC.  
Special Board of Directors Meeting Minutes  
March 13, 2026

**Establish Quorum, Call to Order, Proof of Notice:** A quorum was established with five Board members present in attendance as named; Barb Damm, Julie Eaton, Robert Ghegan, Robin Lattimer, and Marilyn Milano. Bruce Gibson called the meeting to order at 10:07 A.M. The proof of notice for the meeting was posted on property 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 Board meeting minutes dated February 10, 2026, as written. Marilyn Milano seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

**OFFICERS REPORT:**

**President:** Barb Damm, no report.

**Vice-President:** Marilyn Milano, no report

**Secretary:** Robin Lattimer, no report.

**Treasurer:** Robert Ghegan reporting recent signing of signature cards for the operating bank account are complete. The CD signature cards are currently pending.

**Director:** Julie Eaton, no report.

**COMMITTEE REPORTS:**

**Architecture and Grounds Committee Report/Beautification Committee Reports**

1. Architecture and Grounds: Robert Ghegan Chairperson reports that Julie Eaton is currently in the process of procuring new window for her home.
2. Beautification: Barb Damm, no report.

**OLD BUSINESS:**

**1. Discussion Amending Preparations for Deed Restrictions.**

The Board discussed with Bruce Gibson new recent Florida Statue Laws 720 that have recently been approved by State Legislature. The Board of Directors desires that the new laws should also be included in the Association governing documents. The Board feels these new laws should also be prepared as new amendments to be included for the membership to vote upon as well as Board approval on all sales.

The Board felt that instead of just preparing separate amendment languages to eventually become separate new approved amendment documents, why not include all new amendments required into their Declaration of Deed Restrictions, as one final set instead of having several separate amendments.

Bruce Gibson called Becker and Poliakoff to speak with attorney Kevin Edwards who prepared prior amendments. Kevin Edwards is no longer serving on the legal staff firm, however a new attorney named Jennifer was recommended. The Board plans to make an appointment to visit Jennifer soon to discuss the legal cost of amendments versus amending and re-stating the entire Declaration of Deed Restrictions.

## Continuation: BSV Special Board Meeting Minutes March 13, 2026

### NEW BUSINESS:

1. **New Homeowner Packet and Paper Trail:** The Board is in the process of putting together a new Homeowner packet and paper trail; to be loaded up on their website. The Board requested to have Sharon Weldon send monthly a Balance Sheet and Income and Expense Statement so the Board can load this as well on their website.
2. **Emergency Phone Call Checklist (Tree) For Any Emergency Situation:** The Board is currently working on a new Emergency response checklist (tree Phone Call Checklist) to contact all when a State of Emergency is enacted due to Hurricane named Storm Events are approaching.
3. **Review and Discussion Annual Insurance Renewal: \*MOTION:** Robin Lattimer made a motion to approve the recent insurance proposal renewal in the amount of \$ 2,673.63 consisting of the following named policies General Liability, Directors & Officers, Crime, and Workers Compensation dated to renew on May 1, 2026, through May 1, 2027. Marilyn Milano seconded the motion. No further discussions. All Board members voted unanimously in favor; motion passed\*.

The Board asked a question as to why does the Association carry a Workers Compensation Policy, when the association does not hire any employees?

Bruce Gibson provided an answer.

Because although Contractors who are hired by the Association are required to carry a Workers Compensation (WC) policy for their hired employees, the Association WC policy is to protect the Association in the event a hired contractor allows their WC policy to elapse coverage and an accident occurs on Association property where an employee hired by that contractor gets injured. The Association WC Policy will protect the Association and the injured employees of the Contractor to pay for medical services and protect the Association on a potential lawsuit that could be imposed by the injured employee.

**OWNERS' QUESTIONS AND COMMENTS:** None.

**NEXT MEETING DATE:** To Be Determined.

**ADJOURNMENT: \*MOTION** With no other business coming properly before this Board meeting, Robin Lattimer made a motion to adjourn the meeting at 11:51 A.M. Julie Eaton 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