SUMMERTREES III B, C, D MEETING MINUTES

BOARD MEEETING

April 16, 2026

CALL TO ORDER
The meeting was called to order at 9:30am by President Marcel Fournier.

BOARD MEMBERS PRESENT
President Marcel Fournier, , Vice President Robert Erwin, Treasurer LeeAnn Muller, Director Jeff Fehrman.
A quorum has been reached.

RESIDENTS PRESENT
52 members present including the 4 board members

RESIDENTS COMMENTS
RE: RV Fence: Dottie Kuhl had registered to speak about the RV compound. She issued a complaint about the wooden fence being replaced by a chain link fence resulting in creating an unacceptable view from her home. She provided photos of such view. Asked if the HOA would provide some sort of vegetation to block the view, or move the parking spaces of the vehicles so as to not be so close to the fence. Suggested if HOA doesn't do anything, she would like to put in her own plants,

Another resident issued same complaint, stating the view devalues their home.

RE: New Group Forming: Mary Lou Griffith reported on the new singles group, dubbed "The Whatever Group' for singles to get together for activities

RE: Resident Safety Resident Gail Spillet reported being assaulted at her front door by a child with a knife and recommended everyone be diligent and keep their garage door closed an front door locked.

PRESIDENT'S REPORT
• Marcel reported on the resignation of board member Steve Hood and thanked him for his service while on the board.
• Open Forum and Special Meeting on May 23
• Marcel reiterated the need to be diligent regarding homeowner safety.

MINUTES
R. Erwin stated minutes of meetings are posted on website. As the board progresses, it is working on improving the nature of the minutes. R. Erwin made motion to approve minutes of previous meeting. Seconded by J. Fehrman. Minutes approved.

COMMITTEE REPORTS

GROUNDS, FENCE - P. Neiss reported the new Grounds Crew is in place. The new crew is saving $18,000 per year and it includes winter work. Reported other bids included prices of $78,000 to $373,000. Other grounds regarding cutting trees and clean up by some members snowbirds who may be leaving soon. Any questions or needs, contact Paul. R. Erwin interjected a thank you to Paul and Marcel for obtaining bids for new grounds contract. The bids are posted on the internet in connection with the April 10 board meeting at which the contract was approved.

TREASURER -LeeAnn Muller reported at this time did not have a paper report from the CPA due to accountant being delayed due to tax season. Checking account is balanced. Reported still some late assessments for first quarter. Serious arrears include 6 homeowners received NOLAS (Notice of Late Assessments). Two have paid.

Two large bills that have come in include insurane that went up 30%. All bills are paid. She hopes to get final count of monies from the accountant within 2 weeks. Robert made a motion to accept treasurer report. J. Fehrman seconded. Report approved.

ARCHITECTURAL REPORT - Stan ponder reported:
123 Crooked Pine Road - requesting automatic roll-up screen for garage. Company is US home Carfters. Licnesned and valid
103 Dusk Meadow- replace windows with impact windows. Company is Adobe Windows. Valid and licensed
50/52 Crooked Pine Road - replace rotted wood on privacy fence.
69 Crooked Pinen requesting closed-in screened back porch with framing and windows. Currently getting bids
Stan recommended all requests be approved.
Motion to approve by L. Muller. Seconded by Robert. Discussion: R. Erwin asked if the roll- up garage screen would be same color and Stan reported yes. Motion approved.

POOL/CLUBHOUSE - J. Reznik reported currently getting bids on new automatic water filler. Old pool cover was removed last week. A new one is on the way and will probably be installed in the fall. One pump went out, replaced the bottom portion of it. An additional one was purchased as a back up. Cost $100 each.
Robert interjected a thank you to Ingrid Price who researched history of pool cover and found it was under warranty so new pool cover has been ordered at no charge to the HOA. Pool filler valve can be purchased when approved with moniey raised and donated by the Rummage Sale Group.

PAINT COMMITTEE - Eight more properties have been released for painting. Those homeowners are issued a deadline to repair any wood rot. Repairs are paid for the homeowner outside of the paint cost. Robert expressed frustration in being able to contact painter in resuming these scheduled painting but will continued to text and phone. Robert expressed it is probably due to some backlog painter is experiencing with other outside jobs.

SOCIAL COMMITTEE - Ruth Eibel reported on the dates of upcoming events in the fall:
Halloween Party - October 31, 5:30 pm
Veterans Breakfast - November 10, 8:30 am
Thanksgiving Dinner - November 14, 5:30 pm
Christmas Dinner - December 12, 5:30 pm
In addition a rummage sale will be planned for Spring, 2027 and encouraged residents to save any items that could be contributed. She thanked Ingrid for organizing the last sale.

IT/WEBSITE - G. Erwin-Summertrees3 website is still active. Residents may contact her for password to access the resident-only section.

REAL ESTATE - G. Erwin-reported there are 9 houses for sale. Two are under contract. One sold just yesterday. Report attached.

WELCOME COMMITTEE - G. Erwin reported there was a Welcome Meeting held April 10. Three new residents attended. Nine were invited. Some could not come because they haven't moved in yet or had other commitments. Another meeting will be scheduled in May.

BY-LAWS AND RULES AND REG COMMITTEE

In regard to the bylaws and the proxy— while the board had originally put the bylaw vote on the agenda for this meeting, during our due diligence it was discovered that the bylaw amendment must be anchored to a members meeting, not a board meeting. As such, the matter will be tabled until a members meeting is called. It is the current intent to stack a members meeting with an open forum meeting on May 23.

OLD BUSINESS

Community Association Management

R. Erwin reported that through the significant evaluation of options discussed at previous meetings, made a motion to accept the terms of Daytona Realty and Property Management contract, to include a 60 day out-clause with either party. Contract cost will be offset by savings in new grounds contract. Upon approval today, the contract will be signed and posted on website. Motion seconded by Jeff. No further comments. Motion approved

FREE FOOD PROGRAM

Dean Hanke reported on the free food program, Flyer is posted is on the porch bulletin board. If anyone interested should call the number on the flyer

FENCE

Ron Bigelow stated that the security has been restored with the new fence. The chain link fence was chosen over wood fence due to costs. The location of vehicles within the compound was chosen to give more protection to vehicles in the event of storms. R. Erwin reported the HOA must represent the whole community, not just the RV owners and not just the neighbors. Original intention to place a screening on fence, but AAA Fence said that would have violated the lifetime labor warranty. Possible solution may be foliage around the fence. Prices for such just came in this morning.
A motion would include volunteers doing the planting, P. Neiss reported opposition to HOA-funded foliage for reasons that others will want the same and will create problems. Also because of possible lack of volunteers to maintain.
R. Erwin stated a precedent has been set for approval of foliage. Possible foliage to include wax myrtle,

Motion to table vote on whether or not the HOA, using RV funds will pay for foliage or should it be up to the homeowner by LeeAnn Muller. so that further investigation can be done. Second by Robert. Motion to table passed.

RESIDENT COMMENTS

Ingrid Price asked how much in new assessments will the management contract cost the individual homeowners. R. Erwin responded that at this time it is expected that the cost to individual homeowners will result in no new charges due to the offset of the savings for the grounds contract.

ADJOURN

With no other resident comments, motion to adjourn by Jeff. Second by Robert. Meeting adjourned at 10:20 am.

Minutes prepared by Gale Erwin

Address	Owner Name		Listing Agent	Under Contract Date	Estoppel Request/ Date	Estoppel Sent/ Date	Close Date	Notes
41 Crooked Pine Road *Assessment Date* *6/2 to 6/01*	Steve & Tilly Fettke	•	Jonathan B Owens 386-281-9310, Keller Williams Realty Florida Partners					Listing removed in Oct. Relisted 1-2026
47 Crooked Pine Rd. *Assessment Date* *8/25 to 8/24*	Hamlin	• *	Svetlana Hardwick LPT Realty 865-712-7723					
49 Crooked Pine Road *Assessment Date* *12/8 to 12/7*	Neimer	• *	Svetlana Hardwick 865-712-7723					
55 Crooked Pine Road *Assessment Date* *7/24 to 7/23*	Kustaborder, Estate (Owner deceased 2/25) House was painted 7/2025. I don't see a current assessment payment)	•	Ron Ballou 386-212-8787					
60 Crooked Pine Road *5/21 to 5/20*	Christensen (FORECLOSURE)	•						
120 Crooked Pine Rd.	Bigelow	•	Lori Clark 386-846-2072, Heritage Realty					
109 Crooked Pine Road *Assessment Date* *9/2 to 9/1*	LeeAnn Muller	•	Lori Clark 386-846-2072, Heritage Realty					
111 Grey Branch Road *Assessment Date*	William & Michelle Palmer	•						Called them on 4-15-26. Is home still for sale?
33 Lakepoint **OFFER** *1/29 to 1/28 Paid*	Kempton		Shannon Fitzpatrick					

109 Underbrush Trail **OFFER** *12/1 to 11/30*	Nadine Pierce	•						
102 Underbrush Trail **CLOSED 4-15** *7/19 to 7/18*	Robert Jr. & Barbara Beeset **New Owner:** Cynthia Horn	*	Lori Clark Sent HOA Disclosure form 3/9	2/26/26				

Sign-In Sheet for Board Meeting April 16, 2026

Name	Address
DAVE & TERESA RAINSBURG	103 Rustic Pond
Oscar & Rita Davis	113 Lazy Fox Lair
Sharon Vasnadore	100 Rustic Pond Road
ANNE GATINNI	111 Underbrush
Carol Sullivan	
Melinda Lowery	32 Crooked Pine
Gail Renner	83 Crooked Pine
Sue Toftegaard	65 Crooked Pine
NICHOLAS J. CARUSO	84 CROOKED PINE RD.
ANDREA COLASUONNO	17 LAKEPOINT CIRCLE
Nancy Talbott	110 Underbrush Tr.
JON REZNIK	104 LAZY FOX
BOW TIETKAMP	112 RUSTIC POND

Sign-In Sheet for Board **Meeting April** 14, **2026**

Name	Address
Ruth + Jerry Eibel	101 Dusk Meadow Trail
Dottie Kuhl	111 Circling Wood Ct
Gail + Jim Hoolsema	
LYNNETTE KUBOWSKI	131 CROOKED PINE
Georgina Sandars	
Jeff Fehrman	43 Crooked
DENISE FLYNN	115 DUSK MEADOW
Sue Hood	130 Crooked Pine Rd.
Michele Palmer	111 Grey Branch rd.
Pat Vukelich	27 Lakepoint Cir
TERRY MONÉ	135 CROOKED PINE RD
Wendy Terry McDowell	105 Circling Wood Ct.
Edna Stemerman	109 Lazy Fox Lair
ROBERT HAYES	2 LAKEPOINT CIRCLE

Sign-In Sheet for Board Meeting April 16, 2026

Name	Address
Eddie & Gail Spillett	129 Crooked Pine Rd.
Guy & Ingrid Price	103 Circling Wood Ct.
DON & MARILYN LOGSDON	68 CROOKED PINE RD.
Gale & Robert Erwin	63 CPR
Mary L Griffith	54 Crooked Pine
Lee Ann Muller	109 Crooked Pine Rd
DEAN & BRENDA HANKE	100 UNDERBRUSH
Paul & Carol Neiss	105 Crooked Pine
PRISCILLA M COVEY	69 Crooked Pine
Barb Jones	15 Lakepoint Ct.
[illegible]	137 Crooked Pine
Sheila Hyman	6 Lakepoint Circ
Gloria Lick	67 Crooked Pine Rd.
[illegible]	100 Dull Meadow