

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
January 26, 2012

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Victoria Craig, Andrew Kontos, Robert Trout, Cyril Schrage and Teresa Boucher.

Absent: Guy Neroni and Jay Carlson

Guests: Property Owners: Judy Lynch Haynes; Deep Creek Civic Association President Fred Neuman; Section 20 Vice President Ed Brizzolara; CCSO Bill Lubitz

NOTE: Guests who did not submit requests to be on the agenda are in attendance to only observe.

2. CALL MEETING TO ORDER

The meeting was called to order by President Ronald Woods at 1:00pm.

3. APPROVAL OF MINUTES

**A motion was made by H. Goldstein and seconded by A. Kontos to approve the minutes of the Regular Board Meeting of December 15, 2011 as written.** Motion carried.

4. DEEP CREEK CIVIC ASSOCIATION REPORT

A joint meeting between Section 23, Section 20 and the Civic Association was held to discuss ways to bring the community together and form a closer relationship between the three associations - to start it was agreed that a "special edition" of the DCCA newsletter be mailed to all Deep Creek residents. Fred Neuman reports that the least expensive way to do this mailing would be by the "every door direct mail" method. The newsletter would not have a label - the post office would deliver one to every mailbox within the 33983 zip code. The cost is .70 cents per unit. Would like to mail this newsletter in March while the snowbirds are still here. **A motion was made by A. Kontos and seconded by H. Goldstein to authorize the expense of mailing 3000 Special Edition DCCA newsletters to Section 23 homes at a cost of .70 cents per unit.** Motion carried.

5. JUDY LYNCH (HAYNES), 2175 ULSTER CT (765-08) - GARNISHMENT OF WAGES

At a previous meeting the Board denied a request to accept a payment plan of \$100.00 per month to pay the fees and costs associated with the deed restriction violations totaling \$2,030.00. That decision was based on actions by Ms. Haynes disregarding all notices mailed to her and that the property is still in violation. As a result Attorney Oaks was to proceed to garnish her wages at \$500.00 per month. Ms. Haynes addresses the Board today to request a reduction in the garnishment and assure the Board that she has made arrangements to have landscaping installed. **A motion was made by H. Goldstein and seconded by A. Kontos to extend the compliance date to March 15, 2012 for the planting of 4 trees and sufficient number of plants as outlined in the Minimum Landscaping Requirements and that Ms. Haynes' wages are garnished at \$100.00 per pay period until the debt of \$2,030.00 is paid in full. Attorney Oaks to prepare a written settlement agreement for Ms. Haynes' signature.** Motion carried. Further discussion regarding delinquent assessments. A separate payment plan will be set up to satisfy this delinquency prior to October 1, 2012.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Bill Lubitz reports the new District Commander is Gary Ellsworth.

7. COMMITTEE REPORTS

FINANCIAL REPORT - December 31, 2011

\*Audit - 9/30/11

The financial report and audit were tabled to the February meeting.

\*Araba Shrine Circus - Donation

In the past the Association donated \$80.00 per year to this organization. Board discussion that giving donations is not the purpose of the POA. **A motion was made by V. Craig and seconded by H. Goldstein to deny the request for a donation.** Motion carried.

\*Leighton (641-07) - Waive Collection Cost

Received a note from the owner requesting the Board waive the \$25.00 collection cost based on not receiving an invoice and never being late. **A motion was made by H. Goldstein and seconded by V. Craig to deny the request to waive the \$25.00 collection cost.** Motion carried.

\*Furman (778-17) - Waive Collection Cost

Received a letter from the owner requesting the Board waive the \$25.00 collection cost based on financial hardship. **A motion was made by H. Goldstein and seconded by V. Craig to waive the \$25.00 collection cost.** Motion carried. The owner will be notified that future waivers for late payment would be unlikely.

\*Houseman (803-20) - Waive Collection Cost

Received a letter from the owner requesting the Board waive the \$25.00 collection cost based on his oversight. **A motion was made by H. Goldstein and seconded by V. Craig to deny the request to waive the \$25.00 collection cost.** Motion carried.

\*Briglia (805-10, 752-01, 706-09, 706-20) - Waive Collection Cost

Received a letter from the owner requesting the Board waive the \$25.00 collection cost from each of the four accounts based on not receiving previous statements. **A motion was made by A. Kontos and seconded by H. Goldstein to deny the request to waive the \$25.00 collection cost from each account.** Motion carried.

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\*Panagoulas (825-11) - Waive Collection Cost

Received an email from the owner requesting the Board waive the \$25.00 collection cost based on financial and health hardship. **A motion was made by A. Kontos and seconded by C. Schrage to waive the \$25.00 collection cost.** Motion carried. The owner will be notified that future waiver for late payment would be unlikely.

\*Rizza (817-04) - Waive Collection Cost

Received a letter from owner requesting the Board waive the \$25.00 collection cost based on financial hardship. **A motion was made by A. Kontos and seconded by B. Trout to waive the \$25.00 collection cost.** 2 - votes oppose the motion. Motion carried. The owner will be notified that future waiver for late payment would be unlikely.

COMMON AREA & LAKES

R. Woods reports seeing four kayaks laying on the greenbelt across the lake from Neapolitan Rd - will identify the street and a letter will be sent to all homes in close proximity to the kayaks.

COUNTY LIAISON

H. Goldstein has been in contact with the County to get info on the start date of the sidewalk planned for Capricorn Blvd.

A list of streets to be paved in Section 23 has been provided to CC Dept of Public Works.

H. Goldstein to contact Pam Seay of FGCU to discuss the possibility of graduate students performing a feasibility study for Deep Creek to determine if incorporation would be in the best interest of the owners.

ARCHITECTURAL REVIEW

Permits issued - 2 enclosures

R. Woods reports a circular driveway being installed without a permit at 25348 Rampart Blvd - letter will be sent.

DEED RESTRICTIONS

\*Attorney Status Report

The Attorney Status report of January 19, 2012 was distributed.

NORTH - Vicky Craig

\* McEniry - 1716 Blue Lake Circle (693-15) - Offer to Mediate

The property owner is still in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by B. Trout to proceed with the Offer to Mediate.** Motion carried.

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NORTH - Guy Neroni

No report

SOUTH - Bob Trout

Continues to follow up on inspections, most are not complying.

SOUTH - Cyril Schrage

\*LaPietra - 26146 Madras Ct (830-08) - Hearing February 2, 2012 @ 2:30 PM

R. Woods, H. Goldstein, G. Neroni, V. Craig, J. Carlson and neighbor Ron Radenz to attend the hearing on February 2, 2012 @ 2:30 PM. Will meet with Attorney Oaks prior to the hearing.

\*Hersey - 2362 Nuremberg Blvd. (818-13) - Offer to Mediate

R. Woods met with the owner and explained in detail what needed to be done to bring the property into compliance. The owner was to call the office no later than January 23 to give a completion date, however has not contacted the office. **A motion was made by V. Craig and seconded by H. Goldstein to proceed with the Offer to Mediate.** Motion carried.

\*Edmond - 2407 Rio de Janeiro Ave (809-04) - Offer to Mediate

The property owner is still in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by B. Trout to proceed with the Offer to Mediate.** Motion carried.

\*Bond - 2175 Rio de Janeiro Ave (778-09) - Lawsuit

C. Schrage reports recent inspection indicates the property is in compliance.

MULTI FAMILY - Andy Kontos

Following up on commercial vehicle parking and garbage container storage.

VACANT LOTS - Harvey Goldstein

H. Goldstein spoke with vacant lot owner on Palisade who received a letter to remove Brazilian pepper trees and mow the lot. The owner thought the report was an error because he mows his lot and there are no trees. H. Goldstein verified that the report is correct, owner now thinks he has been mowing the wrong lot.

8. OTHER BUSINESS

\*Association Insurance

R. Woods & J. Carlson met with agent to renew policies. Increased bonding from \$10,000 to \$30,000.

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\*Real Estate Committee Report

Committee members, R. Woods, A. Kontos, H. Goldstein and C. Schrage, and J. Carlson met to discuss listing the properties owned by Section 23. Once info is received from the realtor another meeting of the committee will be scheduled.

\*Meeting with Charlotte County Utilities Engineers

CCU requested to meet with R. Woods and J. Carlson to gather information on the reclaimed water that goes into Lake Rio that the golf course uses for irrigation.

\*Desoto Canal Cleanup

R. Woods reports the cleanup is being done mostly on the Harbor Heights side of the canal and appears as though only removing invasive and non-native plants. R. Woods to contact the new Chairman of the Mid County MSBU Committee.

9. ADJOURNMENT

Meeting was adjourned at 4:05pm.

Respectfully submitted,

Vicky Craig, Secretary