

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

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Vicky Craig, Andy Kontos, Robert Trout, Cyril Schrage and Jay Carlson.

Absent: Guy Neroni

Guests: Property Owner Steve Brown; Deep Creek Civic Association, Fred Neuman and Sylvia Kelsey

NOTE: Guests who did not submit a request to address the Board are in attendance to observe only.

2. CALL MEETING TO ORDER

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

3. APPROVAL OF MINUTES

**A motion was made by H. Goldstein and seconded by B. Trout to approve the minutes of the Regular Meeting of January 26, 2012 as written.** Motion carried.

4. STEVE BROWN, 26055 CONSTANTINE RD (828-04), CONSTRUCTION

Mr. Brown submitted drawings for an addition to front of house w/ roof, 8' high outer wall, screened openings and single bay garage door. **A motion was made by H. Goldstein and seconded by B. Trout that architectural plans and copies of County permit must be submitted before the Board will issue a permit.** Motion carried.

5. CHRIS YEZZI, 26062 DOLMAN CT (738-10 & 748-03), WAIVE \$25 COLLECTION COST

Mr. Yezzi did not appear. **A motion was made by H. Goldstein and seconded by B. Trout to deny the request to waive the \$25.00 collection cost from two accounts, 738-10 & 748-03.** Motion carried.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

A member of the CCSO was not present, H. Goldstein will inquire as to the absence.

H. Goldstein reports more break-ins on Zodiac Ln, Malaya Ct and Aysen Dr in Section 20 none of this activity was reported in the newspaper or internet.

7. COMMITTEE REPORTS

FINANCIAL REPORT – Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending December 31, 2011 and January 31, 2012 were distributed. **A motion was made by A. Kontos and seconded by H. Goldstein to accept the December 31, 2011 financial report subject to audit.** Motion carried. **A motion was made by H. Goldstein and seconded by A. Kontos to accept the January 31, 2012 financial report subject to audit.** Motion carried.

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\*Audit - 9/30/11

**A motion was made by H. Goldstein and seconded by B. Trout to accept the 9/30/11 fiscal year audit as presented.** Motion carried.

\*Deep Creek Civic Association

The Special Edition Newsletter is scheduled to be mailed in March. Teresa has researched the postal routes in order to eliminate areas from delivery. The Board has approved moving forward with the project.

COMMON AREA & LAKES – Ron Woods

Few problems with people who don't like the lake signs & rules. A confrontation was reported in the area of Lake Barnes and Lake Henry on Nuremberg with a Section 20 resident. The Board's position is the same, Section 20 residents are not permitted to fish in Section 23 lakes.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein displayed County maps that have incorrect information as they pertain to sidewalks in Section 23, he will pursue this issue.

ARCHITECTURAL REVIEW – Ron Woods

Permits approved - 1 addition

DEED RESTRICTIONS

\*Attorney Status Report

The Attorney status report of February 13, 2012 was distributed.

LaPietra (Madras Ct) used up the time allocated at the hearing, H. Goldstein did not get to speak, the hearing is to be continued. Fuller (Nuremberg Blvd) paid the attorney fees. Ireland (Nuremberg Blvd) has a procedural hearing scheduled. An updated inspection was done on the Thompson property (Mauritania Rd).

\*NORTH – Vicky Craig

\*Wells - 1521 Raintree Ln (722-24) - Offer to Mediate

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

\*NORTH – Guy Neroni

Absent

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\*SOUTH – Bob Trout

\*2593 Mauritania Rd - Violation

Discussion on the photos submitted. There is no lettering or signage on the truck, but truck is equipped with a bench seat for the driver and a pass through window, similar to an ice cream or hot dog vendor truck. **A motion was made by B. Trout and seconded by H. Goldstein that this vehicle is classified as a commercial vehicle and that the owner will be notified of the violation.** Motion carried.

\*SOUTH – Cy Schrage

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

C. Schrage reports the owner is still in violation of failing to install adequate landscaping. **A motion was made by C. Schrage and seconded by H. Goldstein to proceed with the lawsuit.** Motion carried.

\*MULTI FAMILY – Andy Kontos

Working on resolving two minor truck parking issues.

\*VACANT LOTS – Harvey Goldstein

Not too much activity.

8. OTHER BUSINESS

\* Minimum Landscape Requirements

The Board recommends separating the sentences in #2 to make the document easier to read.

\* Deed Restriction Brochure & Quote

The Board reviewed the brochure and quote. C. Schrage recommends obtaining from two other printers and expand the quote to include 2000, 3000 & 5000 copies. Will discuss again at March meeting.

\*Real Estate Meeting Report

**A motion was made by C. Schrage and seconded by H. Goldstein to approve the removal of the pool and propane tank from Section 23 property at 1232 Neapolitan Rd (733-26) at the cost of \$3500.00 as quoted by Excavation Etc.** Motion carried.

\*Joint Association Meeting Report

The DCCA (Section 20 & 23) are talking about a "community house" of 2500 sq ft in unit by real estate office on Rio de Janeiro Ave. There is also a large unit on Sandhill Blvd. The facility would be operated by volunteer committees to avoid staffing expenses. This would have to be approved by property owners at an annual meeting.

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\* The flag pole light needs to be repaired.

\* Received a letter from property owner Ken Barnes questioning items posted or not posted on Section 23 website. A response will be forwarded to him.

\* C. Schrage suggested the POA office get a wireless router.

\* A. Kontos suggested the Association provide a pro-rate schedule for the assessment similar to the way the County taxes are paid, i.e., pay early - pay less. J. Carlson explains that the Association basically uses that sort of system already.

9. ADJOURNMENT

Meeting was adjourned at 3:45pm.

Respectfully submitted,

Vicky Craig, Secretary