

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 22, 2012

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Andy Kontos, Bob Trout, Guy Neroni, Cy Schrage, Joseph Harris, Teresa Boucher and Jay Carlson.

Guests: Property Owners: Chris Yezzi, Suzanne Lowen and Wayne Sanford; CCSO DFC Ken Baird; Fred Neuman and Bob Garnett, DCCA

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 Woods at 1:00 p.m.

3. APPROVAL OF MINUTES

A motion was made by H. Goldstein and seconded by B. Trout to approve the minutes of the Regular Board Meeting of February 23, 2012 as written. Motion carried.

A motion was made by H. Goldstein and seconded by B. Trout to approve the minutes of the Special Board Meeting of March 7, 2012 as written. Motion carried.

4. CHRIS YEZZI, 26062 DOLMAN CT (738-10 & 748-03), WAIVE \$25.00 COLLECTION COSTS

This issue was acted on by the Board at the February meeting. Due to an error in the meeting notice sent to the property owner for that meeting the owner was not present. **A motion was made by A. Kontos and seconded by J. Harris to reconsider Mr. Yezzi's request.** Motion carried.

Mr. Yezzi requests the Board waive the \$25.00 collection cost from two accounts based on personal circumstances beyond his control. **A motion was made by C. Schrage and seconded by J. Harris to waive the \$25.00 collection cost from one account and Mr. Yezzi is responsible for paying the \$25.00 collection cost on the other account.** Motion carried.

5. SUZANNE LOWEN, 1558 NAVIGATOR RD (742-08), SAFETY ISSUES FOR PEDESTRIANS

Ms. Lowen reports that she was injured by a vehicle while walking along the side of the road. The State Trooper who responded to the accident stated she was in violation of Statute 316.130(4), which states pedestrians are to walk in the grass against the flow of traffic. Ms. Lowen is concerned that the public is not aware of this Statute relating to pedestrian safety, just as she wasn't. She suggests ways to educate the public, especially children, by posting signs, addressing the schools, use the Neighborhood Watch to tell people they see walking in the road, use the DCCA newsletter and notify condo associations.

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6. WAYNE SANFORD, 26212 CHESTERFIELD RD (781-08), LANDSCAPING

Mr. Sanford addresses the Board to discuss the process in handling deed restriction violations. He met with the inspector at his property on several occasions to discuss the areas that needed to be brought into compliance with adequate landscaping and at every meeting there was a change to the violation. Mr. Sanford states he is all for the deed restrictions, however the Board needs to work on the procedure.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

DFC Ken Baird is in attendance. The Board requests an update on several issues, Jehovah Witness solicitation, gang related home invasion/burglaries and pedestrian laws. DFC Baird to look into these issues and report back to the Board.

8. COMMITTEE REPORTS

FINANCIAL REPORT – February 29, 2012

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending February 29, 2012 were distributed. **A motion was made by H. Goldstein and seconded by B. Trout to accept the February 29, 2012 financial report subject to audit.** Motion carried.

J. Carlson reports there are, 54 mortgage foreclosures, 19 association foreclosures, 14 bankruptcys and 70 delinquent accounts for the current year assessment (2011/12).

*Blythe (630-20) - Reduce Fees & Payment Plan

The owner requests the Board consider a reduction on the balance of \$1580.49 to an affordable amount so that she can make monthly payments. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to reduce the balance or to accept monthly payments.** Motion carried.

*Mehta (791-03) - Reduce Attorney Fees & Deduct Collection Costs

The owner requests the Board delete some fees and reduce others based on his not being aware of the balance due when he was granted ownership of the property. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to delete or reduce the fees.** Motion carried.

*Jakubowski (814-10) - Waive Fees & Penalties

The owner's daughter requests the Board consider the penalties/fees be waived based on her mothers health issues and that she has been in good standing with the Association in the past. **A motion was made by H. Goldstein and seconded by A. Kontos to deny the request to waive fees.** Motion carried.

*Linares (784-10) - Financial Examination

Attorney Oaks requests direction from the Board as to the collection of this delinquent account. **A motion was made by H. Goldstein and seconded by B. Trout to proceed with a financial examination.** Motion carried.

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*Grizzle (794-13) - Waive Collection Cost & Lien Filing Charge

The owner requests the Board waive the collection cost and lien filing charge from the account based on a misunderstanding with the mailing address. **A motion was made by J. Harris and seconded by B. Trout to deny the request to waive the collection cost and lien filing charge.** Motion carried.

COMMON AREA & LAKES – Ron Woods

Not much activity, lake levels are low.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports the sidewalk on Capricorn Blvd is to be started on June 1. The next County MSBU meeting is scheduled for April 19, 2012 @ 10:00AM.

*Deep Creek Civic Association Report

President Fred Neuman reports the mailing of the Special Edition Newsletter went smoothly. As a result the DCCA has 26 new members and expect more.

The block party involving the cul de sacs off Bushire Lane had 40-50 people in attendance - the odd number homes brought dessert and the even brought side dishes, it worked out very well.

The Garden Club plant sale is March 31, 2012 at the Elks Club on Capricorn.

ARCHITECTURAL REVIEW – Ron Woods

Permits approved – 1 pool

Mr. Brown, Constantine Rd. met with the Board at February meeting to discuss his plans for an addition to his home. The Association has not received a copy of the County permit yet, however there was a Notice of Commencement filed on March 21, 2012 with the County. A reminder will be sent to Mr. Brown as to the Association requirements prior to construction.

DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of March 22, 2012 was distributed.

The hearing continuation for LaPietra is scheduled for 180 mins, May 3, 2012 @ 1PM.

NORTH - Bob Trout

Reports the property at 1613 Nuremberg is a mess with a truck parked on the side of the house, a boat laying in the rear yard, other unsightly items stored in view, property has weeds & overgrown landscape. There is concern that there are squatters occupying the home and even indication that it could be used as a "grow" house. The mortgage foreclosure recently was completed, will check for a servicing company to notify.

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NORTH - Guy Neroni

G. Neroni to inspect the Gibbs' property, 25381 Narwhal Ln, for unresolved violations. The report and pictures will be sent to Attorney Oaks.

SOUTH - Harvey Goldstein

Completed reinspections.

SOUTH - Cy Schrage

*Glastonbury - 2447 Nuremberg Blvd (819-17) Offer to Mediate

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

*Lucrece - 2407 Rio de Janeiro Ave (809-04) - Lawsuit

The owner is still in violation of failing to provide adequate landscaping and maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by J. Harris to proceed with filing a lawsuit.** Motion carried.

*Harvey - 2301 Rio de Janeiro Ave (814-03) - Mediation

R. Woods, H. Goldstein and B. Trout will attend the Pre-Suit Mediation scheduled for April 20, 2012 @ 1:30PM.

MULTI FAMILY - Andy Kontos

*McKerr Properties - 1194/1196 Navigator Rd (653-07) - Offer to Mediate

The owner was in the process of having the tenant evicted and the last inspection shows the only violation is a garbage container in front of the garage door. **A motion was made by H. Goldstein and seconded by B. Trout to authorize the Offer to Mediate pending an inspection and information on the eviction.** Motion carried.

The Board discussed options to informing renters or new homeowners that Deep Creek is a deed restricted community. B. Trout suggests all "For Rent" and "For Sale" signs have the words "Deed Restricted". R. Woods suggests the Association obtain costs and specifications for these signs and provide the information to the realtors.

VACANT LOTS - Joseph Harris

Weeds are starting to grow on vacant lots, will soon make list of overgrown lots.

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9. OTHER BUSINESS

*Deed Restriction Brochure Quotes

Received written quotes from two printing companies for the cost of printing the brochure. Harbor Press was the most reasonable. **A motion was made by H. Goldstein and seconded by J. Harris to approve the printing of 5000 brochures at a cost of \$465.00.** Motion carried.

*Joint Association Meeting Report

R. Woods, H. Goldstein and J. Carlson met with Section 20's Ed Brizzolara and John Mansur. Discussions on a community building - purchasing property is too costly and costs on leasing haven't been obtained yet; Section 20 residents fishing in Section 23 lakes.

*President Woods Report

- The pool, propane tank and fence have been removed from the Neapolitan property.
- Appoint A. Kontos, B. Trout J. Harris and H. Goldstein to the Budget Committee.
- There is a wireless router in the Association office
- There will be two security lights installed at the office entryway which will work on a timer. Also the flag light will be replaced with a LED fixture.
- R. Woods met with Ken Barnes to discuss his accusations that the Association is operating under unapproved documents based on the lawsuit he brought against the Association in 2001. R. Woods and J. Carlson met with Attorney Oaks to get a legal opinion.

10. ADJOURNMENT

Meeting was adjourned at 4:00 PM.

Respectfully submitted,

Bob Trout, Secretary