

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

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Andrew Kontos, Robert Trout, Guy Neroni, Cyril Schrage, Joseph Harris and Jay Carlson.

Absent: Harvey Goldstein

Guests: Property Owners: Mr. & Mrs. Stephen Snelten, Jack Estep, Vicky Craig, Warren Wachholder, Sandi Knapp, Don Petersen, and Karen Perry; Section 20 Vice President Ed Brizzolara; CCSO DFC Ken Hill and Lt. Gary Ellsworth

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 G. Neroni and seconded by A. Kontos to approve the minutes of the Regular Board Meeting of March 22, 2012 as written. Motion carried.

4. JOSIAS NOEL, 2593 MAURITANIA RD (802-02), CLARIFICATION OF VIOLATION PROCESS

Mr. Noel was not present.

5. SANDRA KNAPP, 25474 RAMPART BLVD (727-09), VIOLATIONS AT 25458 RAMPART BLVD

Ms. Knapp reports the neighbor, 25458 Rampart constantly leaves debris/junk on property. As soon as debris is taken to the roadside for garbage pickup, they start piling more junk outside to wait for the next weeks pickup. The property is a constant mess and the County has threatened to fine them. She also reports that the neighbor is operating a business from the home. G. Neroni explains that in order for the operating a business to be in violation it must interfere with the neighborhood and it does not.

Ms. Knapp has received two violation notices for a hose reel. She explains that this is kept outside in order to hide a ugly hole/spot. Ms. Knapp requests the Board remove this violation from her file because the storage of a hose reel is not in the restrictions. R. Woods will look into this.

R. Woods questioned Ms. Knapp's husband, Warren Wachholder, about the threats he made toward the inspector with words such as "hurt" and "killed". He admitted he made threats but did not use those words.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

R. Woods informed Lt. Ellsworth that this meeting was being recorded and may later be reviewed and discussed with Association Attorney Oaks, if the Board feels that CCSO is not going by the law and continues to have different enforcement procedures when a call for assistance is made.

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R. Woods comments that the Trevor Martin case (parking in the greenbelt and fishing) has gotten in the way of the POA members doing their job such as asking people their names & ID to be sure that they are residents of Section 23. Sgt Marsh was sent out on this call and he threw the blame at the POA. Two guys wanted to fight and were cursing at the POA board members. R. Woods asked Lt. Ellsworth what the Sheriff Dept's procedure is when dealing with property rights

Lt. Ellsworth comments that private citizens should not approach another person, even if it is a POA board member, because too many problems can ensue. R. Woods explained that Board members ask people using the lake for their ID to be sure they are Section 23 residents and further commented that Sgt Marsh had turned it around on the POA board members who were there and made it their fault. At another incident DFC Coleman responded and handled it differently than Marsh - Coleman's way is the way the POA would like these situations handled. Lt. Ellsworth further explains that the Sheriff's Dept will not enforce deed restrictions unless ordered by the court to get involved.

Florida Statute regarding a trespassing complaint was discussed. The new lake signs may have too much information on them. Lt. Ellsworth will look into the law and the specifics regarding trespassing and Section 23 lake signs and let the Board know. Lt. Ellsworth also suggested using "Breach of Peace" as it is much easier for cops to enforce.

J. Harris asked what could be done about water tankers filling up from Section 23 lakes.

7. DEEP CREEK CIVIC ASSOCIATION REPORT

No report.

8. SNELTEN, 1727 NUREMBERG BLVD (717-13) - OFFER TO MEDIATE

This property is in violation of having weeds and inadequate landscaping. The Snelten's claim they have not received any attorney letters only billing statements for the charge of these letters. They further state they feel there is a contradiction with restrictions especially in regards to grass cutting. The Snelten's are going back north 4/28 and won't be back until September. B. Trout and A. Kontos offered to install the plants if they purchased them.

9. COMMITTEE REPORTS

FINANCIAL REPORT - March 31, 2012

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending March 31, 2012 were distributed. **A motion was made by G. Neroni and seconded by J. Harris to accept the March 31, 2012 financial report subject to audit.** Motion carried.

J. Carlson reports there are 52 delinquent accounts (2011/2012 assessment) going to Attorney Oaks to begin the foreclosure process.

*Cleanup Property at 2447 Nuremberg

Received an estimate of \$800 to trim trees, cut back bushes & shrubs, remove dead plants, apply weed control and remove debris. No decision made - tabled to May meeting.

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*Budget Committee Report

C. Schrage requested the Committee consider landscaping the cul de sacs. C. Schrage explained that his cul de sac was landscaped by collecting the funds from the immediate residents to do the initial work and then the fees were lowered for keeping it maintained. The Board liked the idea and thought it would be a definite enhancement.

The Rampart ditch was discussed and has priority.

C. Schrage suggested Teresa and Dorothy do Deed Restrictions for one hour per day. R. Woods felt this was inappropriate because J. Carlson's contract is not due until next year and they work for Jay.

COMMON AREA & LAKES

No report.

COUNTY LIAISON

No report.

ARCHITECTURAL REVIEW

Number of permits issued will be reported at May meeting.

*Fredericks, 26130 Waterfowl Ln (752-07) - Enclosure

Mr. and Mrs. Fredericks submitted an application for permit of an enclosure. Due to a pending sale, contingent on approval of the enclosure, the Board was phone polled and approved the 5' high enclosure.

DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of April 20, 2012 was distributed. Property owners LaPietra, Harvey, Robinson, Thompson and Gibbs were discussed.

*Attorney Oaks - Inadequate Landscaping

Received an email from Attorney Oaks asking the deed restriction inspectors to provide specific information, on landscaping issues, that can be used when Oak's office sends out letters - this will also be useful when they get calls from owners after receiving a letter.

NORTH - Bob Trout

*Wells - 1521 Raintree Ln (722-24) - Owner's Response to Offer to Mediate

The Board reviewed Ms. Wells written response. **A motion was made by B. Trout and seconded by G. Neroni to proceed with mediation.** Motion carried.

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*US Bank National Assoc, 1299 Observer Ct (692-04) - Offer to Mediate

The property owner is still in violation of failing to maintain the lawn and landscape and storing garbage containers in view. **A motion was made by B. Trout and seconded by A. Kontos to proceed with Offer to Mediate.** Motion carried.

*Mallus, 26178 Rampart Blvd (757-03), Offer to Mediate

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

*Snelten, 1727 Nuremberg Blvd (717-13) - Offer to Mediate

Mr. and Mrs. Snelten were in attendance earlier this meeting. **A motion was made by B. Trout and seconded by G. Neroni to proceed with Offer to Mediate.** Motion carried. Should the Sneltens purchase plants, B. Trout will plant them, then there will be no need for mediation; if the owners insist on an extension to September will proceed with Offer to Mediate.

NORTH - Guy Neroni

The owner of the property at 25454 Palisade (640-15) acquired the property through auction but now wants to give the property to Section 23.

SOUTH - Harvey Goldstein

No report.

SOUTH - Cyril Schrage

Nothing to report, no specific issue to bring before the Board.

MULTI FAMILY - Andy Kontos

Inspected entire multi family area - 40 letters were sent out, mostly inadequate landscaping issues. Properties on Northern Cross, Rio de Janeiro and Rampart were discussed but no final decisions were offered.

VACANT LOTS - Joseph Harris

Continuing with inspections.

10. OTHER BUSINESS

*Section 23 Property, Neapolitan Rd (733-26) - Mortgage Information

This issue to be discussed at the May 17 Real Estate Committee meeting.

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*MSBU Report

R. Woods provides maps of Phase 1 and Phase 2 for fiscal year 2013 indicating roads that are to be repaved with existing MSBU monies. The County will take care of County roads, however this must be brought before the Commissioners and approved by them.

11. ADJOURNMENT

Meeting was adjourned at 4:00pm.

Respectfully submitted,

Bob Trout, Secretary