

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 28, 2012

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Andy Kontos, Guy Neroni, Teresa Boucher and Jay Carlson.

Absent: Bob Trout, Cy Schrage and Joseph Harris

Guests: Property Owners: James Haviland, Lori Piccinini, Gail Schyhol, Joan Wiesen, Steve & Mary O'Meara and Vicky Craig; CCSO Gary Ellsworth and Bill Prummell; DCCA Fred Neuman.

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 A. Kontos to approve the minutes of the Regular Board Meeting of May 24, 2012 as written. Motion carried.

4. JAMES HAVILAND, 25348 RAMPART (708-08), VIOLATIONS AT 25356 RAMPART

Mr. Haviland reports this property has been in violation for 20 years. Current problems are dirty pool, lawn and landscape is overgrown and weeds all over the place. The Board explained that the property is in the Association's violation process and will continue until the property is brought into compliance.

5. LORI PICCININI & GAIL SCHYHOL, 26110 DUNEDIN CT (751-04), COMPLAINTS RE: DOGS

Ms. Piccinini, tenant, has received notices for dogs excessive barking and not cleaning up after the dogs. Ms. Piccinini disputes the allegations. She feels there is a neighbor who is unjustifiably making claims against her. Neighbors Gail Schyhol and Joan Wiesen testify that Piccinini maintains her animals and the property with great care. R. Woods stated that the Association would not send any further notices regarding animal complaints unless there is evidence to the infraction.

6. STEPHEN & MARY ELLEN O'MEARA, 1355 NAVIGATOR (740-01), CONSTRUCTION

Property owner submitted a letter of request/apology and neighbors signatures indicating they have no objection to the addition. The Board explains that the way the structure stands it is in violation and to remedy the situation the structure would have to be attached to the home. The owners agree and are ready to do what is necessary to keep the addition. The owner reports they have hired an Engineer who is in the process of drawing up the plans to submit to the County for permit. J. Carlson recommends the owner submit these same plans to the Association for review by the Architectural Review Committee and the Board. **A motion was made by H. Goldstein and seconded by A. Kontos to table this issue until the engineered plans and County permit are submitted for review.** Motion carried.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Lt. Gary Ellsworth reports that crime is low in Deep Creek in comparison to other areas of Charlotte County.

R. Woods reports he received great response from CCSO as a result of an incident with a fisherman at the lake.

Bill Prummell is running for Charlotte County Sheriff. He assures the Board that he plans to bring Community Policing back to Deep Creek.

8. DEEP CREEK CIVIC ASSOCIATION REPORT

Fred Neuman reports the Punta Gorda Police Department is awarding the DCCA with a plaque for their continued support to the Do The Right Thing Program and offers the plaque to be displayed in the Section 23 conference room.

There are many changes to the DCCA Board and core of volunteers - resignation of Neighborhood Watch Coordinator & replacement, new secretary, new newsletter coordinator/publisher.

The next newsletter is planned for August 1 and with the additional help should be able to resume the monthly publication.

The Applebees special wherein they donate 15% of a patrons bill to the DCCA if they present a coupon went very well, plan to do this on a quarterly basis.

9. COMMITTEE REPORTS

FINANCIAL REPORT – May 31, 2012

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

*Lopez (733-08) - Waive Vacant Lot Mowing Charge

The owner requests the Board remove the vacant lot mowing charge. The property file was reviewed and found that there was no correspondence from the owner indicating there was a mowing contract in place for the property for the 2012 season. **A motion was made by H. Goldstein and seconded by A. Kontos to deny the request to remove the \$40 lot mowing charge.** Motion carried.

*Budget Committee Report

The Budget Committee met on June 25 to finalize the 2012/2013 budget. The committee recommends a budget that gives the owners the opportunity to vote for two different increases or no increase at all. **A motion was made by A. Kontos and seconded by H. Goldstein to approve the budget proposal for 2012/2013 fiscal year.** Motion carried.

Section 23 POA Minutes of June 28, 2012

COMMON AREA & LAKES – Ron Woods

Discussion on putting in parking areas near lakes, Board doesn't think it will resolve the parking issue but will create other problems.

R. Woods has received complaints about the cattails at the lakes edge. These cattails attract the black birds and the black birds make a mess. J. Carlson has already had a conversation with Gulf Coast Aquatics about the removal of the cattails - they will be removed in small sections.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein and R. Woods met with Commissioner Bob Starr and County Administrator Sandrock to discuss: Capricorn sidewalk project, County owned lot on Derringer Rd, resodding Capricorn, and the County map showing the Capricorn sidewalk being installed years ago and the golf cart paths at Deep Creek Golf Course listed as County sidewalks. Mr. Sandrock to look into these issues.

ARCHITECTURAL REVIEW – Ron Woods

Permits approved – 1 addition, 1 enclosure 1 fence

*1117 Rio de Janeiro Ave (661-02) - Unfinished Construction

The driveway is in and the house has been painted. The grass is overgrown and there is no landscaping. Will proceed with gaining compliance.

*26284 Hong Kong Rd (771-15) - Unfinished Construction

Waiting for Attorney Oaks to research this property for encumbrances (mortgage foreclosure, bankruptcy) so that the Board can move forward on this.

*26193 Rampart Blvd (780-02) - Damaged Roof/Blue Tarp

The roof has been covered with a blue tarp for several months with no indication of the repair. Will contact the Realtor who has the property listed to let her know that the tarp needs to be removed.

DEED RESTRICTIONS

*Attorney Status Report

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

NORTH - Bob Trout

*Everhome Mortgage Co., 1655 Nuremberg Blvd (717-06) - 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 G. Neroni to proceed with the Offer to Mediate.** Motion carried.

Section 23 POA Minutes of June 28, 2012

*Deutsch Bank, 1613 Nuremberg Blvd (717-01) - Offer to Mediate

The owner is still in violation of failing to maintain the lawn & landscape, properly store garbage containers, maintain exterior of the home. **A motion was made by H. Goldstein and seconded by G. Neroni to proceed with the Offer to Mediate.** Motion carried.

NORTH - Guy Neroni

* Walker, 25236 Nocturne Ln (679-14) - Offer to Mediate

G. Neroni met with Mr. Walker to discuss the violation, Mr. Walker indicated that he has no intention of complying. The owner is still in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by A. Kontos to proceed with the Offer to Mediate.** Motion carried.

The property at 25454 Palisade Rd (640-05) has a new owner. Attorney Oaks to pursue violations and collections with the new owner.

SOUTH - Harvey Goldstein

*Asher, 26403 Rampart Blvd (767-16) - Offer to Mediate

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

SOUTH - Cy Schrage

R. Woods reports 6' enclosure located in the rear of 2301 Rio de Janeiro (814-03) has been removed.

MULTI FAMILY - Andy Kontos

A. Kontos has been following up with property owners who request a call back or to meet.

VACANT LOTS - Joseph Harris

No report.

10. **OTHER BUSINESS**

*MSBU Meeting Report

Still compiling list of streets to be paved.

*For Sale Signs

Will send a letter to the Board of Realtors requesting them to include the wording "Deed Restricted" to their for sale sign in order to notify a potential buyer that Deep Creek is a Deed Restricted Community.

Section 23 POA Minutes of June 28, 2012

*Annual Meeting Prep

Will ask Don Petersen to Chair the Nominating Committee. There are three openings, R. Woods, H. Goldstein, G. Neroni will run again. The dead line for resumes, newsletter articles or any other material to go into the annual meeting package is due by August 13.

*July Board Meeting

There are several Board members on vacation over the month of July. **A motion was made by H. Goldstein and seconded by A. Kontos to cancel the July Board meeting.** Motion carried.

The next meeting is August 23, 2012.

11. ADJOURNMENT

Meeting was adjourned at 3:00 PM.

Respectfully submitted,

Bob Trout, Secretary