

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 27, 2012

1. CALLING OF THE ROLL

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

Absent: Joseph Harris

Guests: Property Owners: Don Petersen, Vicky Craig, Martin Roland, Richard Silvia, Bob Beaumont; Casa Pools Rep: Jerry Montgomery; Deep Creek Civic Association: 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 G. Neroni to approve the minutes of the Regular Meeting of August 23, 2012 as written. Motion carried.

4. MARTIN ROLAND, 1369 KINDEL CT (696-04), VARIANCE

The Board denied Mr. Roland's request for a five foot variance of the rear setback at the August Board meeting. Mr. Roland along with Casa Pools has redesigned the pool and asks the Board to approve a 1'10" variance of the rear setback. There was no motion made, therefore the denial stands.

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

Mr. and Mrs. O'Meara are not present. Section 23 has not received a copy of the County permit therefore will continue with next step in the violation enforcement procedure.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

No member of CCSO present. R. Woods reports that he met with Attorney Oaks and Major Libby, CCSO, to discuss the Sheriff's Dept response to calls from Board members in regards to lake issues. Major Libby assured that if CCSO gets a call a deputy will respond. They were further advised that a "no trespassing" sign would have to be placed behind every vacant lot and access point to the lake in order to win a trespass warrant case in court.

7. DEEP CREEK CIVIC ASSOCIATION

S. Kelsey reports that President Fred Neuman sent a response to Section 20 in regards to their suspending affiliation with the DCCA.

The next Neighborhood Watch Meeting is October 2.

There are electrical problems at the Rio & Sandhill signs. J. Carlson will get estimates for the repair.

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8. COMMITTEE REPORTS

FINANCIAL REPORT – Jay Carlson

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

*Ugarte, Vacant Lot (777-08) - Waive Lot Mowing Charge

This issue was tabled at the August Board meeting so that J. Carlson could research the contractor. He was not able to find any license for the contractor. **A motion was made by H. Goldstein and seconded by G. Neroni to deny the request to waive the \$40.00 lot mowing charge from the account.** Motion carried.

COMMON AREA & LAKES – Ron Woods

Greenbelt ditches are very wet; many of them have bushes/trees growing in them. Once they have dried out they will be cleaned up. Rip-rap areas are also full of weeds and need attention.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports the sidewalk on Capricorn is moving along quickly. There is some concern about the curb near Rampart causing the turn to be very narrow and the grading near Sandhill.

R. Woods submits a schedule of sidewalk projects for the Deep Creek area.

J. Carlson reports the County requested a maintenance easement from Section 23 to repair/maintain the Desoto Canal along Mauritania & Navigator. Attorney Oaks has reviewed the request and approves.

ARCHITECTURAL REVIEW – Ron Woods

No permits in September.

Received a request for approval to install vinyl siding at 2279 Bremen Ct. There is no restriction against having vinyl siding, however need to have a color sample of the proposed vinyl material.

DEED RESTRICTIONS

*Attorney Status Report of September 20, 2012 was distributed.

*NORTH – vacancy

*NORTH – Guy Neroni

*Aladwan/Palacios, 1084 Manilla Ln (680-17) - Offer to Mediate

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

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*SOUTH – Harvey Goldstein

Noting to report, following up on inspections.

*SOUTH – Cy Schrage

Completed re-checks.

R. Woods reports that the home at 26193 Rampart Blvd, with the blue tarp over the roof, has recently sold and the Association has been in contact with the new owner to determine a time frame for repairs to the exterior of the home. The owner has estimated six months to complete repairs; R. Woods approved.

*MULTI FAMILY – Andy Kontos

Nothing to report.

*VACANT LOTS – Joseph Harris

Discussion on the condition of the vacant lots. Many of the lots are not being mowed the required eight times a year. Suggestions were made: send out RFP for one contractor to mow all lots then notify prop owner of change in procedure that Section 23 will charge the owner for the annual mowing; fine owners for overgrown lots. **A motion was made by H. Goldstein and seconded by A. Kontos to establish a committee to research the best way to implement a change in the vacant lot mowing procedure.** Motion carried. H. Goldstein, C. Schrage, R. Woods, J. Carlson and prop owner Rick Silvia to serve on this committee.

9. OTHER BUSINESS

*Tenant Contact Information

H. Goldstein suggests requiring property owners who are renting out their homes to supply the Association with the names of the renter. This information would be used for contacting a renter for safety issues and to distribute information. Attorney Oaks is of the opinion that the Board can require the owner to supply this information. **A motion was made by H. Goldstein and seconded by A. Kontos to require property owners to provide tenant contact information to the Association, effective January 1, 2013.**

10. ADJOURNMENT

Meeting was adjourned at 3:05pm.

Respectfully submitted,

Ronald Woods, President/Secretary