

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 25, 2012

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Andy Kontos, Guy Neroni, Joseph Harris, Cyril Schrage, Karen Perry and Teresa Boucher.

Absent: Jay Carlson

Guests: Property Owners: Mr. and Mrs. Ullah, Alfredo Austria Jr., Steve & Mary O'Meara, Don Petersen and Vicky Craig; 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.

The Board welcomes newest member, Karen Perry.

3. APPROVAL OF MINUTES

There is a correction to the September 27, 2012 minutes, page 2, first sentence, under COUNTY LIAISON - should read: H. Goldstein reports the sidewalk on Capricorn is moving along quickly.

A motion was made by G. Neroni and seconded by H. Goldstein to approve the minutes of the Regular Board Meeting of September 27, 2012 with correction. Motion carried.

4. RAFEENA ULLAH, 26039 LEYTE CT (824-02), EXEMPTION ON PLANTS

Mr. Ullah questions the Inadequate Landscaping policy. He states that he has lived in this home for 25 years and never had a problem. R. Woods explains the process the Board went through to develop the Landscaping Requirements after the 2004 hurricane season. Mr. Ullah claims plants have been installed since the Board's last inspection. Another inspection will be made - if the property is still in violation the Board will proceed with the next step.

5. ALFREDO AUSTRIA JR, 25385 PALISADE RD (671-03), ATTN: LETTER

Mr. Austria explains that he parked his car under the eaves of the front entryway of his home to see if it (the car) would fit and he parks the car in the grass when he cuts the grass. Mr. Austria said he would not park his vehicles improperly in the future and further requested a copy of the pictures that were taken of the violations on his property.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

This is the second monthly meeting wherein there was no representation from CCSO. Will contact Deputy Hill with the dates and times of the meetings.

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7. DEEP CREEK CIVIC ASSOCIATION REPORT

Fred Neuman reports that he attempted to reach out to Section 20 to submit an article for the DCCA newsletter, however received no response. R. Woods will contact Section 20 President Mike Brown.

The Garden Club requests a couple days notice of when the repair will begin on the Rampart sign so that they can remove the plants.

R. Woods has been communicating with Jane in regards to the Neighborhood Watch signs. Fred reports that both POA's have been given copies of the Neighborhood Watch consent forms.

8. COMMITTEE REPORTS

FINANCIAL REPORT – September 30, 2012

Jay Carlson absent due to illness, R. Woods suggests tabling the financial report due to his absence. **A motion was made by H. Goldstein and seconded by A. Kontos to table the September 30, 2012 financial report until the November meeting.** Motion carried.

COMMON AREA & LAKES – Ron Woods

J. Harris reports heavy hydrilla in Lake Zappa - will have J. Carlson contact lake maintenance company to take care of.

Board received a letter from owner on Rio who requests a lake sign be posted behind her house. R. Woods spoke to the owner and explained that if she felt threatened to call the police, otherwise during business hours call the Association office. He further explained that a sign would not be posted behind her home.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports the Capricorn sidewalk is almost finished and are in the beginning stages on the Sandhill sidewalk. Discussion on the "dip" in some of the driveways along Capricorn - R. Woods will bring this inquiry to the next MSBU meeting.

H. Goldstein had discussions with Judge Stamoulis, elections supervisor, who believes not allowing owners to display a campaign signs is a First Amendment violation. H. Goldstein is communicating with Attorney Oaks to get a legal opinion.

ARCHITECTURAL REVIEW – Ron Woods

Permits approved – 2 enclosures, 2 - pools

Mrs. O'Meara, 1355 Navigator Rd (740-01) received the County permit for the addition - a copy will go into her file.

DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of October 19, 2012 was distributed.

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ZAPPA SOUTH -

New Board member Karen Perry will take over this area.

ZAPPA NORTH - Guy Neroni

*Aurora Loan Service, 1469 Rio de Janeiro Ave (756-09) - Offer to Mediate

The owner is still in violation of failing to install adequate landscaping, maintain the lawn and landscape, properly store garbage containers and other items out of view. **A motion was made by H. Goldstein and seconded by A. Kontos to proceed with the Offer to Mediate.** Motion carried.

*Dvorak, 1070 Paraclete Rd (667-09) - Offer to Mediate

The owner is still in violation of having a disabled vehicle with flat tires and expired tag on the driveway. **A motion was made by H. Goldstein and seconded by A. Kontos to proceed with the Offer to Mediate.** Motion carried.

SOUTH EAST - Harvey Goldstein

Owners are taking care of violations.

SOUTH WEST - Cy Schrage

Doing follow-ups.

MULTI FAMILY - Andy Kontos

Doing follow-ups

VACANT LOTS - Joseph Harris

No report.

9. OTHER BUSINESS

*Vacant Lot Mowing Committee Report

The committee, R. Woods, H. Goldstein, C. Schrage and Rick Silva, had two meetings. The committee is recommending sending out RFP's to mowing contractors to mow vacant lots. Hope to have this program in place and effective 2014

*Soliciting

R. Woods has a letter written by Section 20 attorney in regards to solicitation - a copy will be given to all Board members.

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*Incorporation

South Gulf Cove is considering incorporating and held a workshop in order to give their owners information. R. Woods and H. Goldstein attended this workshop and reports that most of Gulf Cove's owners were against the idea.

*November and December Meeting Dates

Due to the holidays the meeting dates are as follows:

November 15, 2012 @ 1:00PM & December 20, 2012 @ 1:00PM

10. ADJOURNMENT

Meeting was adjourned at 2:45 PM.

Respectfully submitted,

Guy Neroni, Secretary