

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 15, 2012

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Andrew Kontos, Guy Neroni, Joe Harris, Karen Perry, Jay Carlson and Teresa Boucher.

Absent: Cy Schrage

Guests: Property Owners: Dennis & Maggie Perigo, Bill Gurican, Vicky Craig and Don Petersen; DCCA Fred Neuman; CC Fire EMS Lee McManus; CCSO 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 H. Goldstein and seconded by A Kontos to approve the minutes of the Organizational Meeting and Regular Board Meeting of October 25, 2012 as written. Motion carried.

4. CC FIRE EMS, LEE MCMANUS

Mr. McManus is working to get the community involved with the fire department. He explains that they have an open door policy, they welcome guests who just want to look around or take advantage of the many services they provide free of charge, such as, blood pressure checks and child car seat checks for proper installation. They also provide the Red-Dot program that insures better service during an emergency and smoke detector inspections. He further explains that he works out of Station 12 in Deep Creek and that this station has special operations to take care of high rise rescues and hazardous material calls. Information will be displayed in the lobby of the Association office as to the services available through the fire department.

5. WILLIAM GURICAN, 26381 BRIDGEWATER RD (769-05), MAINTENANCE ISSUES

Mr. Gurican questions the vacant lot mowing policy. H. Goldstein explains that the Board is aware that the vacant lots are in bad shape and not being mowed as required and that the Board is currently working on revising the program.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Lt. Gary Ellsworth explains Deputy Hill's absence due to a family emergency. He further reports that Deputy Hill has been on bike patrol over the last month and that the crime level is low in Deep Creek, no gang activity and no home invasions.

7. DEEP CREEK CIVIC ASSOCIATION REPORT

President Fred Neuman reports that the DCCA Annual Meeting was held this month and thanked R. Woods for speaking at the meeting. The Garden Club thanks J. Carlson for moving ahead on the repairs to the Rampart entrance sign. The Neighborhood Watch has about 15 people signed up to patrol and co-captain Jack Estep has some ideas to improve the organization. R. Woods comments that the DCCA Board consists of extremely competent, dedicated people and they have made great strides in not only rebuilding the Civic Association but the Neighborhood Watch Program as well.

8. COMMITTEE REPORTS

FINANCIAL REPORT - September 30, 2012 - Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending September 30, 2012 were distributed. **A motion was made by H. Goldstein and seconded by J. Harris to accept the September 30, 2012 financial report subject to audit.** Motion carried.

COMMON AREA & LAKES - Ron Woods

J. Carlson reports the heavy growth in the greenbelt swales will be cut down after Thanksgiving, the lakes are being treated for hydrilla, and the posted lake signs seem to be working since the fishing issues have decreased.

COUNTY LIAISON - Harvey Goldstein

H. Goldstein reports the sidewalk on Capricorn Blvd is nearly done, construction on the sidewalk on Sandhill has started and the overflowing dumpsters on Capricorn have been removed.

The new road connection from Kings Hwy to Loveland may stay closed until the work on Rampart side is complete.

ARCHITECTURAL REVIEW - Ron Woods

Permits issued: 2 additions; 1 pool

*Fisher, 2176 Pagoda Ln (776-22) - Enclosure w/o Permit

Mr. Fisher refuses to complete the application for permit to install an enclosure. R. Woods inspected the property and found that the enclosure has been installed. Although the enclosure is in compliance the Board must enforce the requirement to review plans prior to construction. **A motion was made by H. Goldstein and seconded by J. Harris to proceed with the normal violation process until Mr. Fisher submits the completed application along with the \$10.00 fee.** Motion carried.

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DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of November 9, 2012 was distributed. R. Woods to attend the hearing for Bond, 2175 Rio (778-09) on November 20 @ 8:30AM. R. Wood, H. Goldstein and G. Neroni to attend the mediation for Robinson, 25264 Padre (703-01) on November 26 @ 10:30AM.

*DCCA Garden Club Flyer

Dorothy recommends sending the Garden Club Flyer along with the inadequate landscape violation letter. This flyer encourages residents to visit the Charlotte County Demonstration Garden in order to learn about trees/plants and how to take care of them. The Board suggests including the email and/or phone number of the master gardener for people to contact with their questions. F. Neuman will pass the idea by the Garden Club.

ZAPPA SOUTH - Karen Perry

K. Perry has been getting acquainted with her area. She has done some inspections and turned in a report of violations mostly concerning garbage can storage.

ZAPPA NORTH - Guy Neroni

*Speijer, 25364 Tether Ln (673-12) - Offer to Mediate

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

*Walker, 25236 Nocturne Ln (679-14) - Lawsuit

The property is still in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by G. Neroni to proceed with filing a lawsuit.** Motion carried.

*Aladwan/Palacios, 1084 Manilla Ln (680-17) - Lawsuit

The property is still in violation of failing to install adequate landscaping and maintain the lawn on a regular basis. **A motion was made by G. Neroni and seconded by H. Goldstein to proceed with filing a lawsuit.** Motion carried.

SOUTH EAST - Harvey Goldstein

H. Goldstein reports he has inspected his area and picked up three new violations, many are complying. Also has been following up with return phone calls.

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SOUTH WEST - Cyril Schrage

No report.

MULTI FAMILY - Andy Kontos

A. Kontos asks the Board about the policy for a homeowner to display an "Open House" sign in the front yard. R. Woods explains that the one "Open House" sign is permitted only during daylight hours under the same conditions as realtors.

VACANT LOTS - Joseph Harris

No report.

9. OTHER BUSINESS

*Vacant Lot Mowing Committee Report

J. Carlson will be sending a letter to the mowing companies reminding them of their responsibility to their customers and the Associations requirements. Once changes/corrections are made to the letter, J. Carlson will have Attorney Oaks review prior to sending.

R. Woods reports that the Committee held their third meeting, November 15, 2012. The committee plans to put out RFP's in January 2013 in order to get one or two contractors to mow the almost 600 lots that are currently under contract with various mowing companies. The goal is to have the new mowing program in place by January 2014. The next committee meeting is January 24, 2013 @ 10:00AM.

*Culdesac Project

J. Carlson is working on two separate RFP's, one for the initial landscaping and one for the ongoing maintenance, however will need additional detailed information from the Board. Jay to provide a draft along with his questions to the Board for discussion at the December Board meeting.

*MSBU

January 2013 is the projected start date for the cleanup of the Desoto Canal. The next Mid County MSBU meeting is January 8, 2013.

10. ADJOURNMENT

Meeting was adjourned at 3:00 pm.

Respectfully submitted,

Guy Neroni, Secretary