

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
December 20, 2012

1. CALLING OF THE ROLL

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

Guests: Property Owners: Don Petersen, Vicky Craig, Mendez Grey and Uriel Grey; CCSO: Deputy Ken Hill; Deep Creek Civic Association: Fred Neuman.

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 November 15, 2012 as written.** Motion carried.

4. MARY ELLEN O'MEARA, 1355 NAVIGATOR RD (740-01), GREENBELT THRU TRAFFIC

Mrs. O'Meara was not able to attend, she requested to address the Board at the January meeting. H. Goldstein asks Deputy Hill what can be done to stop traffic through the greenbelt. Deputy Hill will see about getting extra patrol in that area.

5. MENDEZ GREY, 25388 PALADIN LN (718-13), CONDITION OF 1655 NUREMBERG BLVD

Ms. Grey is concerned that the overgrown shrubs and trees at 1655 Nuremberg are a fire hazard and believes that a fungus is being blown from this yard to hers, which is killing her grass. The Board explains that this property has been in foreclosure for a number of years and has now gone back to the mortgage company. The Association has been following the violation procedure with this property. The Association received an estimate of \$475.00 from Excavation Etc. to trim bushes & trees and remove weeds & dead vegetation in order to prevent encroachment. A. Kontos requests J. Carlson to obtain additional bids. The bid will be sent to the owner, should the property not be cleaned up within 10 days the Association will clean up the property and bill the account. **A motion was made by C. Schrage and seconded by H. Goldstein to have the property at 1655 Nuremberg cleaned up at a cost not to exceed \$475.00 should the owner fail to do so within 10 days of notification.** Motion carried.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports there have been three burglaries at the Holiday Inn Express on Sandhill and a drug bust in Section 20. Extra patrols are in place at all of the Charlotte County Schools.

C. Schrage asks what CCSO's policy is on a truck with trailer parking in the street. Deputy Hill responds not an issue if it is on a lightly traveled side/dead end street.

H. Goldstein requests Deputy Hill look into the hold up on the case where wires were cut from the power poles. According to FPL the wires have not been replaced yet because CCSO has to determine if the wires came from Deep Creek. .

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7. DEEP CREEK CIVIC ASSOCIATION

Fred Neuman reports that the Neighborhood Watch has grown by three members and they have purchased two additional Neighborhood Watch signs.

R. Woods thanks the DCCA Garden Club for the Christmas decorations at the three entrances and J. Carlson for the repairs to the Rampart sign.

8. COMMITTEE REPORTS

FINANCIAL REPORT – Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending October 31, 2012 and November 30, 2012 were distributed.

**A motion was made by H. Goldstein and seconded by J. Harris to accept the October 31, 2012 financial report subject to audit.** Motion carried.

**A motion was made by H. Goldstein and seconded by G. Neroni to accept the November 30, 2012 financial report subject to audit.** Motion carried.

\*Becker & Poliakoff Retainer

**A motion was made by H. Goldstein and seconded by G. Neroni to continue to retain the Becker & Poliakoff Firm at a cost of \$200.00 for the 2013 year.** Motion carried.

COMMON AREA & LAKES – Ron Woods

Lake levels are low. Received a few complaints about the greenbelt mowers tearing up the right of way. R. Woods and J. Carlson followed up on these complaints and found nothing unusual.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein will invite new commissioner Ken Doherty to the January 24, 2013 meeting.

H. Goldstein will draft letter to the State in order to get a commitment for installing a sound wall on I-75 along the Deep Creek area.

South Gulf Cove will be having another meeting in March 2013 to further discuss incorporation. H. Goldstein and R. Woods plan to attend this meeting.

ARCHITECTURAL REVIEW – Ron Woods

Permits issued: 2 enclosures

DEED RESTRICTIONS

\*Attorney Status Report of December 14, 2012 was distributed.

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\*ZAPPA SOUTH – Karen Perry

\*Nayvelt, 1481 Oriol Ct (701-03) - Offer to Mediate

The owner is in violation of failing to maintain the landscape, remove the tarp from pool cage and unsightly debris from rear yard. **A motion was made by K. Perry and seconded by H. Goldstein to proceed with Offer to Mediate.** Motion carried.

\*ZAPPA NORTH – Guy Neroni

\*Dvorak, 1070 Paraclete Rd (667-09) - Lawsuit

The property is still in violation. G. Neroni to inspect and provide a detailed list of violations. **A motion was made by G. Neroni and seconded by H. Goldstein to proceed with filing a lawsuit.** Motion carried.

\*SOUTH EAST – Harvey Goldstein

Violations are being resolved - a few are in the legal process.

\*SOUTH WEST – Cy Schrage

Made return calls and followed up on reinspects.

\*MULTI FAMILY – Andy Kontos

\*Clervil, 1501 Capricorn Blvd (683-07) - Continued Violations

Based on this property being in mortgage foreclosure, POA foreclosure and having deed restriction violations, Attorney Oaks requests direction from the Board on how they want to proceed. **A motion was made by C. Schrage and seconded by A. Kontos to table this issue to January meeting in order to get more information on all costs associated with the property.** Motion carried.

\*VACANT LOTS – Joseph Harris

Nothing to report. Will have detailed report for January meeting.

9. OTHER BUSINESS

\*Culdesac Project

R. Woods and J. Carlson met to discuss the details for the landscaping and maintenance of the culdesacs. RFP's to go out for landscaping the culdesacs with Bahia Sod at the perimeter, concrete curbing and stone bed with no irrigation.

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\*MSBU

Committee met on December 13, 2012. R. Woods reports the County is going to a two year budget system and the road paving will not start until July/August 2013.

MSBU meetings for 2013 will be held in the months of March, July, August and December.

10. ADJOURNMENT

Meeting was adjourned at 2:50pm.

Respectfully submitted,

Guy Neroni, Secretary