

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 24, 2013

1. CALLING OF THE ROLL

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

Absent: Ronald Woods and Cyril Schrage

Guests: Property Owners: Lynn & Francis Renaud and Vicky Craig; DCCA Fred Neuman; Tarpon Bay GC Jay Smythe.

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 Vice President Goldstein at 1:00 p.m.

3. APPROVAL OF MINUTES

A motion was made by G. Neroni and seconded by K. Perry to approve the minutes of the Regular Board Meeting of December 20, 2012 as written. Motion carried.

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

Mrs. O'Meara not present.

5. LYNN RENAUD, 25402 ST HELENA LN (715-13), REAR SETBACK VARIANCE

Mrs. Renaud requests a 4' variance of the rear setback in order to extend the rear deck for a safer walking area. The Board took into consideration the letter of request and the neighbor's letters indicating they have no objection to the variance. J. Harris points out that the property is not odd-shaped and that they currently have a standard 18" rear deck. **A motion was made by J. Harris and seconded by G. Neroni to deny the request for a 4' variance of the rear setback.** Motion carried.

6. JAY SMYTHE, TARPON BAY GC, LAKE RIO CONDO, 26346 RAMPART (76001-09), VARIANCE

Jay Smythe, contractor, requests a variance for the placement of a 3' white vinyl fence in the front of the condo development. The Board explains that fences are not permitted to extend forward from the front corner of the building. The Board will table this issue to the February meeting at which time R. Woods will be present and Mr. Smythe can provide more information. **A motion was made by A. Kontos and seconded by J. Harris to table this issue until the February meeting.** Motion carried.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Not present. An email will be sent to Deputy Hill to request an update on the repairs of the cut ground wires.

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8. DEEP CREEK CIVIC ASSOCIATION REPORT

The Garden Club is having their biggest fund raiser of the year - Annual Plant Sale on March 16, 2013 @ Deep Creek Elks Club. Signs will be posted a week in advance.

9. COMMITTEE REPORTS

FINANCIAL REPORT – December 31, 2012

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

*Amboyan, 26089 Rampart Blvd (784-01), Waive Collection Cost

Received a letter of request to waive the collection cost due to health issues resulting in oversight in paying the bill. The Board reviewed the Amboyan's payment history. **A motion was made by A. Kontos and seconded by J. Harris to waive the \$25.00 collection cost based on the owners payment history.** Motion carried.

*Audit Review

Fiscal year ending September 30, 2012 audit report was distributed. Discussion will be held at the February meeting when there is a full Board present.

COMMON AREA & LAKES – Ron Woods

J. Carlson reports that a greenbelt drainage project is currently underway at St. Helena Ln. Projects are also scheduled for Rampart Blvd./West Nuremberg Blvd and Pagoda Ln.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports:

- new County Commissioner Ken Doherty will be invited to attend the February meeting
- the road project at Rampart/Kings Hwy is expected to be completed at the end of July 2013
- the Sandhill sidewalk is complete
- the County Commission appointed Alan Holbach as the new director of public works, replacing Bob Halfhill who resigned

ARCHITECTURAL REVIEW – Ron Woods

Permits approved – 2 enclosures

K. Perry reports the dumpster in the front yard of a south Nuremberg home for several months, however there has been no activity in the past few weeks - will send letter to owner for status.

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DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of January 18, 2013 was distributed.

ZAPPA SOUTH -

* 1655 Nuremberg Blvd (717-06) - Property Maintenance

This issue was tabled at January meeting to obtain other bids. **A motion was made by K. Perry and seconded by G. Neroni to proceed as directed by motion made at January's meeting.** Motion carried.

ZAPPA NORTH - Guy Neroni

*Aurora Loan Service, 1469 Rio de Janeiro Ave (756-09) - Lawsuit

The property 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 A. Kontos and seconded by G. Neroni to proceed with the lawsuit.** Motion carried.

SOUTH EAST - Harvey Goldstein

H. Goldstein has followed up on violations and meeting with owners who need further clarification.

SOUTH WEST - Cy Schrage

* Kailin LLP, 2463 Celebes Ct (828-08) - Offer to Mediate

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

MULTI FAMILY - Andy Kontos

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

Attorney Oaks requested direction from the Board whether to proceed with this case due to activity pertaining to the mortgage foreclosure. The Board will suspend action to await the outcome of the 2/20/13 hearing for a motion to dismiss the mortgage foreclosure.

VACANT LOTS - Joseph Harris

Inspections were done - lots are in good shape.

Office has received many phone calls from Mylok customers wondering if they have gone out of business - emails are unanswered, the telephone voice mailbox is full and checks are not cashed. We will send a letter to Mylok's customers with this info and advise that they may need to contract with another company.

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10. OTHER BUSINESS

*Bud Swindoll, Insurance

J. Carlson asked Bud Swindoll to come to the February meeting when there is a full board present.

*Culdesac Project

Received bids from Excavation Etc, J.E. Double "O" and Plants, Palms & More for the landscaping and maintenance of the culdesacs. The bids came in higher than expected. J. Carlson to look at the specs and see if there is any room for reducing the costs.

*Vacant Lot Mowing Committee Report

The committee meeting was canceled due to illness of two members, will be rescheduled.

*Renter Information Letter

H. Goldstein has presented a draft of the proposed letter to go to property owners who rent their homes. **A motion was made by G. Neroni and seconded by J. Harris to approve the letter as presented.** Motion carried.

*26090 Templar (665-02), Property Maintenance

G. Neroni reports that this property, owned by Section 23, is a mess and should be cleaned up. Will get bids from Excavation Etc. and J.E. Double "O" to trim trees & bushes, removed weeds and any dead vegetation and mow lawn.

11. ADJOURNMENT

Meeting was adjourned at 2:35 PM.

Respectfully submitted,

Guy Neroni, Secretary