

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 28, 2013

1. CALLING OF THE ROLL

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

Absent: Harvey Goldstein, Andrew Kontos and Jay Carlson

Guests: Property Owners: Peggy Brown and Milli Corris; Rhino Fence Contractor Jay Smythe; DCCA Fred Neuman; CCSO Deputy Ken Hill

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

R. Woods follows up on issues from January's meeting:

Sheriff's Dept - due to the absence of the Sheriff's Dept at the January meeting, an email was sent to Deputy Hill requesting an update on the repairs of the cut ground wires. Deputy Hill checked into this situation and found that the Sheriff's Dept investigation is not holding up these repairs.

Clervil - the decision to proceed with litigation in this case was tabled to the February meeting to await the outcome of the hearing for the motion to dismiss the mortgage foreclosure. Court records indicate that there was a hearing held on 2/20/13, however it has not been disclosed what the outcome was. Will suspend action to March meeting in order to await more information.

Bud Swindell, Insurance - Mr. Swindell was rescheduled to speak at the February meeting due to board member absences at the January meeting - Mr. Swindell was not able to attend the February meeting due to scheduling conflicts.

26090 Templar Ln (665-02) Property Maintenance - The Board agreed to obtain bids to trim trees & bushes, remove weeds & dead vegetation and mow the lawn. Received a bid from Excavation Etc of \$250.00 and a bid from J.E. Double "O" of \$250.30. **A motion was made by G. Neroni and seconded by K. Perry to approve the \$250.00 expenditure to cleanup the property at 26090 Templar Lane.** Motion carried.

A motion was made by G. Neroni and seconded by J. Harris to approve the minutes of the Regular Board Meeting of January 24, 2013 as written. Motion carried.

4. JAY SMYTHE, RHINO FENCE & RAIL, LAKE RIO CONDO, 26346 RAMPART BLVD (76001-09)
VARIANCE

This issue was tabled at the January meeting. Mr. Smythe provided the board with a written explanation as to the request for a variance to place a fence in the front yard of the condo. Some board members feel there is not a compelling reason to grant a variance, other board members would have no problem granting a variance. R. Woods explains that the Board cannot render a decision without the property owner present. Milli Corris, Condo Pres/unit owner, is in attendance and explains that the fence would provide a nicer curb appeal, alleviate a safety concern with children cutting through the bushes to ride bikes/skateboard on the parking lot, and less expensive to maintain. **A motion was made by C. Schrage to deny the variance request.** Motion was lost due to the lack of a second to the motion. **A motion was made by G. Neroni and seconded by J. Harris to approve the variance request.** Motion denied - K. Perry abstained from vote and R. Woods' vote broke tie and his vote was against the variance.

5. MYRTLE SPEID, 1109 RIO DE JANEIRO AVE (661-01), VIOLATION LETTER

Mrs. Speid not present.

6. JOSEPH BROWN, 25318 CAYCE CT (713-12), PERGOLA

Mrs. Peggy Brown addresses the Board in place of her husband. R. Woods explains that separate structures (pergolas) are not permitted. Mrs. Brown suggests that they may want to do something different anyway. The Board will not pursue this issue until the owner addresses the Board with their plans.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports there are no crime trends this year thus far. Car burglaries are still on the rise. Deputy Hill asks Board members to complete the Citizen Survey form.

8. DEEP CREEK CIVIC ASSOCIATION REPORT

The Garden Club is having the Annual Plant Sale on March 16, 2013 @ Deep Creek Elks Club. The sprinkler system was replaced at the Rampart entrance. The flag light at Rampart is out, F. Neuman will get with Jay in regards to repairing/replacing the light.

9. COMMITTEE REPORTS

FINANCIAL REPORT - January 31, 2013 - Jay Carlson

A motion was made by J. Harris and seconded by G. Neroni to table discussion on the monthly reports to the March meeting. Motion carried.

*Audit Review

A motion was made by J. Harris and seconded by C. Schrage to table discussion on the audit to the March meeting. Motion carried.

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*Zysko, Block 654 Lots 01 - 02, Waive Collection Cost

Received a letter of request to waive the collection cost due to financial issues. **A motion was made by G. Neroni and seconded by K. Perry to waive the \$25.00 collection cost from each account based on the owners payment history.** Motion carried.

*Tax Deeds on POA Properties

R. Woods suggests getting committee together to review status of Section 23 owned properties.

COMMON AREA & LAKES - Ron Woods

POA office receives daily emails and pictures from property owner on St Helena reporting illegal parking and fisherman at the lake. K. Perry attempted to locate the fisherman but couldn't see him on the lake.

COUNTY LIAISON - Harvey Goldstein

No report.

ARCHITECTURAL REVIEW - Ron Woods

Permits issued: 2 additions; 2 fences

DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of February 22, 2013 was distributed and reviewed.

ZAPPA SOUTH - Karen Perry

K. Perry has been following up on inspections and providing photos of ongoing violations.

ZAPPA NORTH - Guy Neroni

*Spinella, 1566 Ultramarine Ln (755-15) - Offer to Mediate

The owner is still in violation of failing to properly store garbage containers, remove weeds and unsightly items from the rear of the home and discontinue parking vehicles in the grass. **A motion was made by G. Neroni and seconded by K. Perry to proceed with the Offer to Mediate.** Motion carried.

SOUTH EAST - Harvey Goldstein

*Valentino, 2178 Calcutta Rd (766-09) - Trial

The deed restriction trial is scheduled for March 20, 2013 @ 9:45am. R. Woods and G. Neroni to attend, will check with H. Goldstein.

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SOUTH WEST - Cyril Schrage

K. Perry has been inspecting C. Schrage's area in his absence.

MULTI FAMILY - Andy Kontos

No report.

VACANT LOTS - Joseph Harris

R. Woods will be scheduling a Vacant Lot Mowing Committee meeting to discuss and move forward with the 2014 lot mowing program.

BOARD GOES INTO EXECUTIVE SESSION TO DISCUSS COURT ISSUE WITH ASSOCIATION ATTORNEY DAVID OAKS

10. OTHER BUSINESS

*MSBU

R. Woods attended the January 8, 2013 meeting. The bid was accepted to cleanup the Desoto Canal and a schedule is being worked out with the contractor. The plan was to have the contractor working January thru February and then would stop March thru July because of scrub jay mating season and then resume work August until finished. R. Woods to attend the March meeting to get more information on this issue and to get an update on the street paving issue.

*Solicitation

R. Woods met with two representatives for The Seventh Day Adventists. Discussion about parking in the grass and that they aren't selling wares therefore should not be considered soliciting. There was no resolution to this issue.

*Culdesac Project

Received four proposals for the landscaping and maintenance of the culdesacs. All bids came in higher than the Board anticipated. R. Woods to discuss with J. Carlson in order to pare down the specs - less plants, smaller plants, less expensive stone etc. to bring the cost down.

11. ADJOURNMENT

Meeting was adjourned at 3:30 pm.

Respectfully submitted,

Guy Neroni, Secretary