

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

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, Mendez Grey, and Doreen Simmons; 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

The February meeting minutes reflected that committee meetings were to be scheduled. R. Woods stated that the Real Estate Committee and Vacant Lot Mowing Committee would be scheduled in April.

**A motion was made by H. Goldstein and seconded by A. Kontos to approve the minutes of the Regular Meeting of February 28, 2013 as written.** Motion carried.

4. GREG BECK, NEIGHBORS BIRDS

Mr. Beck was not present.

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

Ms. Grey previously addressed the Board at the December meeting. After that meeting the Association notified the owner of the property that the property needed to be cleaned up and provided a bid of \$475.00 as to the cost of the cleanup. The owner/bank sent the Association the payment of \$475.00. The Association scheduled the work and it was completed February 2013.

Ms. Grey reports that the issue that she was addressing was not taken care of - the hedge row on the rear property line that contains shrubs and palm trees was still overgrown. The previous bid of \$475.00 did not include the trimming of this hedge row. The Association got a bid of \$200.00 to trim the hedge row. The Board agreed to have the hedge row trimmed at a cost of \$200.00 and bill the bank to see if they pay.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports that crime is low. G. Neroni requests DFC Hill to check on a vehicle that is constantly parked on the right of way on the corner of Palisade/Busare. C. Schrage asks about the process of gaining vehicle owner info by running tags. DFC Hill responds that only tags of vehicles that are involved in a traffic violation or crime can be processed to gain information.

7. DEEP CREEK CIVIC ASSOCIATION

Fred Neuman reports that they have a new Board member, Bettie Schrage, who has volunteered to help with the membership committee. The Annual plant sale was a success. There has been a change in the time of the Neighborhood Watch meeting. The meeting has been moved to 4:00PM on the first Tuesday of the month. F. Neuman hopes this will help expand the membership of the Neighborhood Watch.

8. COMMITTEE REPORTS

FINANCIAL REPORT – Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending January 31, 2013 were distributed. The Board requested an explanation/breakdown of the Deed Restriction Expense. J. Carlson to provide an explanation as soon as he does some research.

**A motion was made by H. Goldstein and seconded by G. Neroni to accept the January 31, 2013 financial report subject to audit.** Motion carried.

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending February 28, 2013 were distributed. **A motion was made by A. Kontos and seconded by J. Harris to accept the February 28, 2013 financial report subject to audit.** Motion carried.

\*Audit Review

Discussion on the report. **A motion was made by H. Goldstein and seconded by G. Neroni to accept the audit report for the 2011/12 fiscal year.** Motion carried.

\*Tufano, 1263 Rio de Janeiro Ave (735-08), Waive Deed Restriction Attorney Letter Charge

R. Woods spoke to the owner regarding her violation of inadequate landscaping and gave her an extension to have the property into compliance. The property is now in compliance. **A motion was made by A. Kontos and seconded by H. Goldstein to waive the \$71.75 Deed Restriction Attorney Letter charge.** Motion carried.

\*Scalici, 2436 Rio de Janeiro Ave (810-04), Reduce Balance Owed on Account

R. Woods rules this request out of order because the request is coming from a realtor not the owner. Will notify the realtor of the Board's position.

COMMON AREA & LAKES – Ron Woods

R. Woods reports that he has made contact with several people who were parking in the grass while fishing. Still haven't made contact with the person who parks on St. Helena Rd.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports the construction on Rampart is being paid for by the Benderson Company. The project will be completed in July.

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ARCHITECTURAL REVIEW – Ron Woods

Permits issued: 1 fence

DEED RESTRICTIONS

\*Attorney Status Report of March 22, 2013 was distributed and discussed:

Valentino, (766-09), H. Goldstein testified at the trial on 3/20/13, the owner was present, the Judge gave the owner 20 days to bring the property into compliance. H. Goldstein to meet with the owner at the property on March 29, 2013 @ 9:00AM to discuss what needs to be done.

LaPietra, (830-08), Attorney Oaks to request the Court to give an order to make the owner give deposition. R. Woods and J. Carlson to get current pictures and list of violations.

Dvorak, (667-09), trial is scheduled for April 17, 2013 @ 11:00AM, R. Woods, H. Goldstein and G. Neroni to attend.

Nayvelt, (701-03), K. Perry inspected - there is very little lawn and landscape maintenance done.

Robinson, (703-01), Hearing is scheduled April 17, 2013.

Walker, (679-14), R. Woods and G. Neroni attended the hearing on 3/28/13. The owner was present therefore the Motion for Default was denied. The case will now go before the Magistrate.

\*ZAPPA SOUTH – Karen Perry

\*Nayvelt, 1481 Oriel Ct (701-03) - Lawsuit

The owner is in violation of failing to maintain the landscape and remove unsightly debris from rear yard. **A motion was made by A. Kontos and seconded by H. Goldstein to proceed with the Lawsuit.** Motion carried.

\*ZAPPA NORTH – Guy Neroni

\*Mathison, 26022 Ocelot Lane (662-11) - Offer to Mediate

The owner is still in violation of failing to maintain the lawn and landscape on a regular basis. **A motion was made by H. Goldstein and seconded by A. Kontos to proceed with Offer to Mediate.** Motion carried.

\*1052 Manilla Ln (637-01) - Bids for Property Cleanup

This property is in mortgage foreclosure and has been vacant for many years. The Association has been mowing the grass, however the trees and bushes are so overgrown you can't see the house. Andrew J. Murray Inc. provided a bid of \$450.00 for the cleanup. **A motion was made by H. Goldstein and seconded by A. Kontos to approve the cleanup and bid of \$450.00 by Andrew J. Murray Inc.** Motion carried.

\*Speijer, 25364 Tether Ln (673-12) - Lawsuit

The owner is in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by J. Harris to proceed with the Lawsuit.** Motion carried.

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\*SOUTH EAST – Harvey Goldstein

H. Goldstein reports that he met with the owner of 2593 Mauritania Rd (802-02), at the property, to discuss the violations that needed to be corrected. H. Goldstein gave the owner a two month extension to bring the property into compliance. The compliance date has passed and there have been no improvements, will proceed with next step in process.

\*SOUTH WEST – Cy Schrage

\*Kailin LLP, 2463 Celebes Ct (828-08) - Lawsuit

The owner is in violation of failing to install adequate landscaping and remove weeds from the property. **A motion was made by H. Goldstein and seconded by J. Harris to proceed with the Lawsuit, pending a current inspection by C. Schrage.** Motion carried.

C. Schrage reports he talked with Jeff Thompson, property owner at 2225 Yeoman, in regards to violations of parking a truck w/trailer at the property and having a pile of debris from a tree removal in the front yard. Mr. Thompson assured C. Schrage that he only has his work truck w/trailer at his home when he is at lunch, he keeps his trailer at a storage facility and that he would cleanup the yard.

\*MULTI FAMILY – Andy Kontos

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

A. Kontos reports that the property has been brought into compliance. The Association will continue with the process to collect the balance due on the account.

\*VACANT LOTS – Joseph Harris

\*McCullough, (671-07) - Offer to Mediate

Property owner is still in violation of failing to remove Brazilian pepper trees, stumps, weeds and vines from the vacant lot. **A motion was made by J. Harris and seconded by H. Goldstein to proceed with Offer to Mediate.** Motion carried.

9. OTHER BUSINESS

\*MSBU - Deep Creek

R. Woods reports that the selected roads in Deep Creek will be paved in 2013 - there will be no paving in 2014 because the engineering department put together a paving program that has an overextended schedule. The MSBU taxes will be increased to cover the cost of paving all roads.

\*MSBU - Mid-County

Work began on the Desoto canal in February - no work will be done between March 1 and June 30 due to scrub jay mating season.

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\*Culdesac Project

J. Carlson met with SW Lawn Service for a bid - they are in line with the bid received from Palm, Plants & More. J. Carlson recommends giving SW Lawn Service and Palms, Plants & More four culdesacs each and then review their work before moving forward. J. Carlson will meet again with these two companies in order to negotiate and pare down the materials to get the cost down to \$1200. - \$1500. per culdesac. **A motion was made by H. Goldstein and seconded by C. Schrage to approve and move forward with J. Carlson's proposal.** Motion carried.

\*Conference Room Chairs

The handles on the chairs are cracking. J. Carlson suggests the chairs be replaced. **A motion was made by H. Goldstein and seconded by G. Neroni to approve the expenditure to replace the conference room chairs at a cost not to exceed \$2000.00.** Motion carried.

\*Minimum Square Footage

R. Woods asks the Board to give some thought for discussion at a later time, to reduce the minimum square footage of new homes. R. Woods is concerned that the requirement to construct a large home is hindering the growth of Section 23.

10. ADJOURNMENT

Meeting was adjourned at 3:40PM.

Respectfully submitted,

Guy Neroni, Secretary