

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 25, 2013

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Andy Kontos, Guy Neroni, Cyril Schrage, Joseph Harris, Karen Perry, Jay Carlson

Absent: Harvey Goldstein and Teresa Boucher

Guests: Property Owners: Vicky Craig, Jack Estep, Tom Sailock and Greg Beck; 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 1:00 p.m.

3. APPROVAL OF MINUTES

Correction to the March meeting minutes under Other Business, MSBU - Deep Creek, should read, "The MSBU taxes *may* be increased to cover the cost of paving all roads." **A motion was made by G. Neroni and seconded by A. Kontos to approve the minutes of the Regular Board Meeting of March 28, 2013 as corrected.** Motion carried.

4. GREG BECK - NEIGHBORS BIRDS

Mr. Beck is the owner of 2429 Nuremberg Blvd and is currently renting the property. He reports that he has good tenants in the home, however they threaten to move out unless something can be done about the neighbors noisy birds. The birds reside on the lanai at 2418 Nuremberg Blvd where they make noise all the time, day and night. J. Harris advises the tenants to call Animal Control. The Association will send a violation letter to the owner of 2418 Nuremberg. Deputy Hill states that Senate bill #634 and House bill # 1019 is being worked on which will disregard all noise complaints in Florida. A new method or rule to deal with noise complaints may replace the old law/guidelines.

5. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports someone with a large white van has a key to the Murphy's pump #11. Anyone who sees a large white van at pump #11 at any Murphy's station is urged to call the Sheriff's Dept.

6. DEEP CREEK CIVIC ASSOCIATION REPORT

Fred Neuman reports there will be no DCCA meeting in May.

They have a new Welcome Wagon Lady who has good ideas and lots of energy.

The scholarship was awarded to the same student that received the second place award last year. Another candidate was not a member of the DCCA therefore could not receive the award.

Jack Estep, Neighborhood Watch Coordinator reports that their meetings have been changed to 4:00pm, the time change seems to be working well.

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7. COMMITTEE REPORTS

FINANCIAL REPORT – March 31, 2013

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending March 31, 2013 were distributed. Questions were raised regarding allocation of salaries within the Carlson contract. J. Harris requested a separate meeting be called to discuss budget issues. R. Woods explains that budget meetings will be held wherein changes to the budget can be made which must be approved by the Board and the property owners at the October annual meeting. **A motion was made by A. Kontos and seconded by J. Harris to accept the March 31, 2013 financial report subject to audit.** Motion carried.

COMMON AREA & LAKES – Ron Woods

There are continued parking issues at the lakes. R. Woods suggests trespass warrants be issued to people who use the lakes but who do not own property in Section 23. Whether or not the warrant is issued by a deputy depends on his interpretation of the law and POA restrictions. "Breach of Peace" vs "Trespass Warrant" was discussed at a previous meeting with officers Ellsworth and Hill. Neighborhood Watch Coordinator, Jack Estep, asked for help from the board so he could stop people from violating the lake rules. **A motion was made by A. Kontos and seconded by G. Neroni to allow members of the Neighborhood Watch to sign trespass warrants issued by a CCSO officer.** Motion carried.

COUNTY LIAISON – Harvey Goldstein

Discussion whether the POA has the authority to landscape the culdesacs. A "right to use" waiver will be issued so that the POA can landscape these area.

ARCHITECTURAL REVIEW – Ron Woods

No report

DEED RESTRICTIONS

*Attorney Status Report

No report

ZAPPA SOUTH - Karen Perry

K. Perry will help with taking photos of violations on Padre.

ZAPPA NORTH - Guy Neroni

R. Woods reports that he and G. Neroni attended the court hearings for Robinson, Padre Lane, and Dvorak, Paraclete Rd. Ms. Dvorak was given 90 days to pay fees & costs and 60 days to take care of the violations.

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SOUTH EAST - Harvey Goldstein

No report.

SOUTH WEST - Cy Schrage

C. Schrage reports the owner of 26216 Constantine removed the Brazilian pepper tree but must now replace the sod that the pepper tree destroyed. R. Woods reports that this property is a mess with several major issues, he spoke with this owner and gave him 2 months to bring the property into compliance.

MULTI FAMILY - Andy Kontos

J. Carlson to check the violations at a unit on Navigator Rd.

VACANT LOTS - Joseph Harris

No report.

8. OTHER BUSINESS

*MSBU

MSBU has stopped work on the Desoto Canal because it is scrub jay mating season.

The roads will be repaved according to the list that was previously approved for this year. No paving will be done next year due to lack of funds.

*Culdesac Project

The Board has set a price range in which the contractors must bid on the spec plans, looking for the best price from contractors.

*Minimum Square Footage

R. Woods asked the Board to think about this issue for further discussion. Discussion ranged from vacant lots providing privacy, to smaller homes being used for rentals, to larger homes taking away from the open spaces to larger homes curtailing future development.

9. ADJOURNMENT

Meeting was adjourned at 2:55 PM.

Respectfully submitted,

Guy Neroni, Secretary