

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

1. CALLING OF THE ROLL

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

Guests: Property Owners: Don Petersen, Vicky Craig, Jack Estep, James Haviland, Al & Donna Hamilton and Martin Roland; 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

**A motion was made by H. Goldstein and seconded by J. Harris to approve the minutes of the Regular Board Meeting of April 25, 2013 as written.** Motion carried.

4. MARTIN ROLAND, 1369 KINDEL CT (696-04) - 10' VARIANCE FOR HURRICANE FENCE

Mr. Roland requests a rear setback variance in order to place a 3' high hurricane fence into the greenbelt. He explains there is a sizable greenbelt that has a dip from his property line and then a berm. He proposes to level the area to eliminate the dip and place the fence to the berm. J. Carlson to look at this swale area to determine if drainage would be hindered and bring recommendation to the Board at the June Meeting.

5. JAMES HAVILAND, 25348 RAMPART (708-08) - COMMERCIAL VEHICLE 23556 RAMPART

Mr. Haviland reports a commercial vehicle parked at this residence every evening. K. Perry reports that the violations at this property are in the process and meetings with attorneys are scheduled for next week on this case.

6. AL & DONNA HAMILTON, 2068 NUREMBERG (783-16) - SQ FOOT VARIANCE

Mr. Hamilton requests a 196 sq ft variance to the minimum square foot requirement in order to build a home on their Nuremberg Blvd property. He explains the home will be built by a custom builder and home will be owner occupied. He further explains that bringing the home up to 2000 sq ft would add more than \$10,000 to the cost of the home. Board advises a variance cannot be given on a standard lot therefore owner should go back to builder for another alternative.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports he has been driving by the parking issue the Board has asked about.

8. DEEP CREEK CIVIC ASSOCIATION REPORT

President F. Neuman reports the May meeting was canceled. The next meeting is June 4 - 4:00 PM is Neighborhood Watch, 6:00PM Open House to award the scholarship and 7:00PM is DCCA meeting.

Jack Estep reports members are still needed for the Neighborhood Watch Program.

9. COMMITTEE REPORTS

FINANCIAL REPORT - April 30, 2013 - Jay Carlson

**A motion was made by H. Goldstein and seconded by A. Kontos to table the financial report when the Board meets in Executive session to discuss Association finances.** Motion carried. R. Woods will contact Attorney Oaks and schedule the Executive session as soon as possible.

\*Attorney Fees - Robinson Case

The invoice was presented to the Board in order to keep them up to date on the legal expenses incurred on this case.

\*Tax Deed Sales - POA owned Properties

Tax Deed sale notices provided to the Board for information purpose only. The Association will not pay back taxes.

\*Parking Lot Paving

J. Carlson reports he received two bids for the resealing & striping of the parking lot. Both bids came back the same - \$1100.00. Sunland Paving will complete over a weekend when office is closed. The funds will come out of the Building Maintenance Fund.

\*Drainage Issue - Lake Henry/Lake Zappa

J. Carlson reports there are two 40 year old 72" corrugated metal drainage pipes that are badly deteriorated on the Lake Zappa side of Rampart. The Association received an estimate 2 years ago, in the amount of \$100,000 to repair these pipes. J. Carlson will get bids and the Board will have to consider going to the membership with a special assessment.

COMMON AREA & LAKES - Ron Woods

R. Woods has been busy patrolling the lakes for illegal parking and fisherman.

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COUNTY LIAISON - Harvey Goldstein

At the next MSBU meeting in June, R. Woods will check on the paving schedule.

H. Goldstein reports that FPL has not replaced the 119 ground wires that were cut as a result of theft in November 2012. H. Goldstein will ask Attorney Oaks to send letter to FPL.

ARCHITECTURAL REVIEW - Ron Woods

Permits issued: 3 pools; 2 fences

DEED RESTRICTIONS

\*Attorney Status Report

The Attorney Status report of May 17, 2013 was distributed and updates were given:

Bond, case to be discussed with alternate attorney on June 4  
Harris, R. Woods & K. Perry to attend the Jun 5 hearing @ 10:00AM  
Mathison, Offer to Mediate was returned marked unclaimed  
Nayvelt, owner is being served the lawsuit  
Speijer, owner is being served the lawsuit

ZAPPA SOUTH - Karen Perry

K. Perry reports she is continuing with procedure for the constant parking issues at 1726 & 1473 Blue Lake Circle.

K. Perry spoke with residents on Vermouth who complain about the terrible odor that comes from the lift station in the culdesac and the ugly blue barrel containing charcoal that is not hooked up to the lift station therefore having no purpose. J. Carlson to call the utilities co to report the odor and the blue barrel.

ZAPPA NORTH - Guy Neroni

G. Neroni reports tree trimmings have been dumped in the right of way in front of a vacant lot on Paraclete. It is not evident who is responsible for the dumping.

\*Mathison, 26022 Ocelot Ln (662-11) - Lawsuit

G. Neroni reports the owner is still in violation of failing to maintain the lawn and landscape on a regular basis. **A motion was made by G. Neroni and seconded by H. Goldstein to proceed with the Lawsuit.** Motion carried.

SOUTH EAST - Harvey Goldstein

H. Goldstein reports he spoke with prop owner, Kristine Rosales, 2122 Mauritania Rd, regarding violations of inadequate landscaping. Ms. Rosales claims plants cannot be placed close to the house due to severe allergies. H. Goldstein requested Ms. Rosales provide the Board with a doctor note that prohibits plantings close to the home due to a medical condition.

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\*Noel, 2593 Mauritania Rd (802-02) - Offer to Mediate

H. Goldstein reports the owner is still in violation of failing to install adequate landscaping. **A motion was made by H. Goldstein and seconded by A. Kontos to proceed with the Offer to Mediate.** Motion carried.

SOUTH WEST - Cyril Schrage

\*Lawn Maintenance at 2166 Pagoda Lane (776-23)

The Board received a letter from Mr. Fisher, 2176 Pagoda Ln (776-22), who requests the Board have the shrubs, bushes and trees at the neighboring property, 2166 Pagoda Lane, in the same manner as was done by the Association 18 months ago. C. Schrage reports that he inspected the property and didn't find it to be to the point where the POA needs to take action. C. Schrage to draft a response to Mr. Fisher letting him know that the Board would not take action at this time but will monitor the property.

\*Bond, 2175 Rio de Janeiro Ave (778-09) - Violations

C. Schrage inspected prior to the meeting and found no improvements.

MULTI FAMILY - Andy Kontos

A. Kontos spoke with the owner of the Janet Jones Home on Capricorn Blvd in regards to parking violations. The suggestion was made that the owner should contact the County for the permitting process in order to create additional parking areas.

A. Kontos reports on the constant battle with the garbage laying around the dumpster areas at the Del Castillo apartments on Sandhill and Capricorn.

Also reports continued dumping on Zephyr Ct. Will contact Excavation to pick up dumped items.

VACANT LOTS - Joseph Harris

There were approx 70 violation letters sent out for overgrown vacant lots. If the lots are not mowed within 10 days, the Association will mow and bill the owner the cost of the mowing plus an administrative fee.

10. OTHER BUSINESS

\*Annual Meeting Prep

The Annual Meeting will be held at the Lutheran Church of the Cross on October 30, 2013 @ 7:00PM. Will ask Pastor Redmann to give the invocation and Don Petersen to chair the Nominating Committee. The October board meeting will be changed to October 31, 2013.

\*Storage America

J. Carlson was approached by the owner of Storage America to inquire about purchasing 40' of greenbelt between the storage facility and I-75. J. Carlson to research further.

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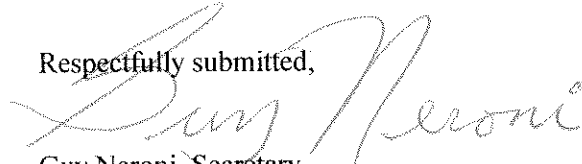
\*July Board Meeting

**A motion was made by H. Goldstein and seconded by A. Kontos to cancel the monthly Board of Directors meeting for July due to vacations.** Motion carried

11. ADJOURNMENT

Meeting was adjourned at 3:25 pm.

Respectfully submitted,



Guy Neroni, Secretary