

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
August 8, 2013

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Harvey Goldstein, Andy Kontos, Cyril Schrage, Karen Perry, Jay Carlson and Teresa Boucher

Absent: Guy Neroni and Joseph Harris

Guests: Property Owners: Vicky Craig, Larry Allder, Tom Bones, John Bones, Doreen Simmons, Don Petersen, Norman Meissner, George Wiley, and Ronald Henry; DCCA Fred Neuman

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 - REGULAR MONTHLY MEETING - JUNE 27, 2013

**A motion was made by H. Goldstein and seconded by K. Perry to approve the minutes of the Regular Board Meeting of June 27, 2013 as written.** Motion carried.

4. DOREEN SIMMONS, 2293 PRAGUE LN (800-07) - NUISANCE DOG AT 2292 SOFIA (799-29)

Ms. Simmons reports that the neighbor who lives behind her allows the dog to run out of the house, without a leash, to do it's business in her yard. Ms. Simmons has approached the neighbor with no success. H. Goldstein reports the association has sent two letters to the neighbor and also recommends Ms. Simmons contact animal control. C. Schrage suggests Ms. Simmons take a picture of the dog in her yard.

5. LARRY ALLDER, 26098 TEMPLAR LN (665-01) - 26090 TEMPLAR LN; FIDUCIARY DUTY, SINGLE FAMILY RESTRICTIONS

Mr. Allder addresses the Board with questions about the Association's foreclosure process and what responsibility the Board has to pay the mortgage and taxes on the properties owned by the association. J. Carlson explained the Associations collection procedure has been in place for many years and it works. R. Woods responded that the association has twenty two (22) properties and that the mortgage and taxes would not be paid by the association. Mr. Allder requests the Board send out a letter to all Section 23 owners informing them of these properties & the county code violations at Templar and requests the restrictions be amended. H. Goldstein suggested to Mr. Allder that the best way to address his concerns was for the board to set up a meeting with him and anyone else that wanted to attend. Mr. Allder refused to participate in a meeting.

6. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Not present.

Section 23 POA Minutes of August 8, 2013

7. DEEP CREEK CIVIC ASSOCIATION REPORT

Fred Neuman reports for the Garden Club that there is a grass maintenance issue at the Sandhill sign. J. Carlson to look into. The DCCA presented the Do The Right Thing Program with a check and 15 movie passes to be distributed into the goodie bags for the winners.

8. COMMITTEE REPORTS

FINANCIAL REPORT – June 30, 2013 - Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending June 30, 2013 were distributed. Based on previous decision on allocation changes for deed restriction enforcement and staff payroll, A. Kontos suggests correcting the year to date entries for these two accounts. **A motion was made by H. Goldstein and seconded by A. Kontos to accept the June 30, 2013 financial report subject to audit.** Motion carried. The July financials will be reviewed at the September meeting, as the bank statements were not received in time for this early August meeting.

C. Schrage suggests listing the Section 23 owned properties in the annual newsletter, for information and someone may be interested in purchasing.

\*Ferguson, Vacant Lot (643-07) Explorer Rd - Waive Mowing Costs

The owner requested the lot mowing charge and administrative fee be removed from their account. **A motion was made by H. Goldstein and seconded by A. Kontos to deny the request to remove the lot mowing charge and administrative fee.** Motion carried. C. Schrage will also call the owner to explain.

\*Ullah, 26039 Leyte Ct (824-02)\_ - Waive Attorney Fee

The owner requested the attorney fee be waived. Review of the file shows that the property was not brought into full compliance prior to attorney involvement. **A motion was made by A. Kontos and seconded by H. Goldstein to deny the request to waive the attorney fee.** Motion carried.

COMMON AREA & LAKES – Ron Woods

R. Woods reports the lake levels are high due to the amount of rain we have had.

J. Carlson reports that he emailed and telephoned the Benderson's contractor who is currently doing the road work at the end of Rampart in order to have them bid on the Zappa pipe repair; to date there has been no response from them. The temporary fix, filter cloth and rip-rap, to abate any further erosion is holding up.

COUNTY LIAISON – Harvey Goldstein

It has been reported in the newspaper that the widening project at the end of Rampart is to be completed by August 31, 2013.

The next MSBU meeting is August 19 @ 2:00PM.

H. Goldstein to draft a letter to state and federal officials in order to get a commitment that sound barrier walls will be put up along Deep Creek at the time that they widen I-75. J. Carlson suggests contacting Rep John Mica (Orlando), Chair of Transportation Committee.

Section 23 POA Minutes of August 8, 2013

ARCHITECTURAL REVIEW – Ron Woods

No new permits issued.

DEED RESTRICTIONS

\*Attorney Status Report of August 2, 2013 - distributed and updates were given:

Dvorak, hearing scheduled September 30 @ 9:00AM, G. Neroni & H. Goldstein to attend

LaPietra, trial scheduled September 18 @ 1:00PM

Linares, hearing scheduled September 11 @ 10:00AM

Nayvelt, trial was held July 31, owner has 20 days to bring property into compliance

Jones Group Home, plans to extend the driveway by using shell in order to alleviate parking violations

ZAPPA SOUTH - Karen Perry

Has been following up on re-checks and turning in new violations.

ZAPPA NORTH - Guy Neroni

\*Ryan, 25301 Palisade Rd (637-10) - Violations

This property continues to be in violation of the restrictions. The next step of the enforcement process is Offer to Mediate, however the property is also in mortgage foreclosure, since 2008. **A motion was made by H. Goldstein and seconded by A. Kontos to have Attorney Oaks push the bank/mortgage holder to foreclose the mortgage as permitted by recent amendments to Florida Statutes 702.** Motion carried.

\*Walker, 25236 Nocturne Ln (679-14) - Recovery of Fees

Attorney Oaks requests direction from the Board whether they want to pursue fees and costs associated with the deed restriction case. Currently the account has a balance due of \$320.00, not sure if there will be additional attorney fees. **A motion was made by H. Goldstein and seconded by C. Schrage to table this issue in order to obtain a total amount due.** Motion carried.

SOUTH EAST - Harvey Goldstein

Has been following up on violations. Noel property on Mauritania has no improvement, plus a pile of household items at the street for pickup. Haynes property on Ulster Ct has violations again.

SOUTH WEST - Cy Schrage

\*Sousa, 2271 Bremen Ct (821-29) - Offer to Mediate

C. Schrage reports the owner is still in violation of failing to remove weeds from the property. **A motion was made by C. Schrage and seconded by H. Goldstein to proceed with the Offer to Mediate.** Motion carried.

Section 23 POA minutes of August 8, 2013

MULTI FAMILY - Andy Kontos

A. Kontos seeks guidance from the Board as it pertains to minimum landscape requirements at condos. H. Goldstein suggests each complex should be reviewed individually as there are structural differences, sidewalks etc. H. Goldstein offers to assist if needed.

A. Kontos sees no problem with the Janet Jones Group Home's plan to extend the parking area with shell as long as they get County permits and their plans/sketch becomes part of the file for the improvement.

VACANT LOTS

C. Schrage reports that he spoke with Anthony (Reynolds Mowing Co) in regards to the association taking over the vacant lot mowing. Anthony said he would offer at minimum a 10% discount. C. Schrage wants to see this program move forward to begin in 2014 and have information go out in the annual package. R. Woods will schedule a committee meeting ASAP to discuss.

9. OTHER BUSINESS

\*Cul-de-sac Project

Four cul-de-sacs have been completed at Kindel Ct, Obelisk Ct, Olla Ct and Razorbill Ln. Six more cul-de-sacs have been started at Ocelot Ln, Northern Cross Rd, Templar Ln, Salonika Ln and both Rosamond circles. J. Carlson reports the selection process is based on the most populated area. Still waiting for proposals for maintenance.

\*Annual Meeting

Reminder that all material to be mailed needs to be in by August 20.

J. Carlson submitted the article explaining the special assessment for the Board's review. The Board suggests J. Carlson add a sentence that says the any balance left over from the repair would be placed in reserve for future drainage issues. **A motion was made by H. Goldstein and seconded by A. Kontos to approve a \$50.00 one time special assessment for the purpose of repairing the drainage pipe at Lake Zappa and that any excess funds will go into a reserve for future drainage issues.** Motion carried.

10. ADJOURNMENT

Meeting was adjourned at 3:25 PM.

Respectfully submitted,

Ronald Woods, President