

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 26, 2013

1. CALLING OF THE ROLL

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

Absent: Andy Kontos

Guests: Property Owners: Sandra & Clarence Phillips, George Wiley, Larry Allder, Klaus Mehlhorn, Charles Hauser, Joe Winkler, Vicky Craig, Sonia Dvorak, Natasha Dvorak, and Ronald Henry Sr.; DCCA Sylvia Kelsey

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 K. Perry to approve the minutes of the Regular Board Meeting of August 8, 2013 as written. Motion carried.

4. SONIA DVORAK, 1070 PARACLETE RD (667-09)

Ms. Dvorak explained to the Board that she accepted an offer agreement the last time she went to court for violations of the restrictions, however she has had medical hardship to deal with. She also explains that she does her best to keep her property in compliance.

5. LARRY ALLDER, 26098 TEMPLAR LN (665-01)

Mr. Allder was afforded five minutes to address the Board. As Mr. Allder was previously notified, he was reminded to send his questions to the Association Attorney.

6. CHARLES HAUSER, 26031 TEMPLAR LN (665-13)

Mr. Hauser asks the Board to re-call the Association President, Ron Woods. J. Carlson explains that addressing that issue at a monthly Board meeting is not proper procedure.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Not present.

Minutes of September 26, 2013 Section 23 POA

8. DEEP CREEK CIVIC ASSOCIATION REPORT

Sylvia Kelsey is in attendance on behalf of the DCCA. She reports that they have had a good response from the flyer being placed in the Section 20 and Section 23 annual packages; the DCCA is still looking to fill the position of Data Manager and Vice President; they presented the Do The Right Thing program with \$600 in movie passes and \$500 check; and that newest member Bette Schrage is doing a great job contacting new members.

9. COMMITTEE REPORTS

FINANCIAL REPORT - July 31, 2013 and August 31, 2013 - Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending July 31, 2013 were distributed. **A motion was made by H. Goldstein and seconded by J. Harris to accept the July 31, 2013 financial report subject to audit.** Motion carried.

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending August 31, 2013 were distributed. **A motion was made by H. Goldstein and seconded by K. Perry to accept the August 31, 2013 financial report subject to audit.** Motion carried.

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

The Board denied a request by the owner to waive the deed restriction attorney letter charge at the August 2013 board meeting. C. Schrage explains there may have been miscommunication between H. Goldstein and himself and that the Board may want to reconsider. **A motion was made by H. Goldstein and seconded by C. Schrage to reconsider the waiver of the deed restriction attorney letter charge.** Motion carried. There was further discussion. Decision could not be made without inspection of the property. **A motion was made by H. Goldstein and seconded by C. Schrage to table this issue for the October meeting so that an inspection can be made to determine if the property is in compliance.** Motion carried.

*Mathison, 26022 Ocelot Ln (662-11) - Waive Attorney Fees & Costs

Mr. and Mrs. Mathison requests the board to drop the lawsuit and cancel the violations and fines because their property is in compliance and has always been in compliance. R. Woods recently inspected the property and found that it is now in compliance. The Board will table this issue to October meeting so that R. Woods can get more information.

*Pierre-Trettel, 25118 Palisade Rd (630-02) - Waive Attorney Fees

The property owner requests the Board waive the deed restriction attorney letter charge from his account. G. Neroni inspected the property again on September 16 and found the property was still not in compliance. **A motion was made by G. Neroni and seconded by H. Goldstein to deny the request to waive the deed restriction attorney letter in the amount of \$72.11.** Motion carried.

Minutes of September 26, 2013 Section 23 POA

COMMON AREA & LAKES - Ron Woods

Lake levels are high. No fishermen problems to report.

COUNTY LIAISON - Harvey Goldstein

The road paving is complete on Nuremberg Blvd and 90% complete on Capricorn.

H. Goldstein plans to talk with Sheriff Prummel regarding the absence of a representative at our monthly meetings and lack of enforcement on vehicles that are being parked next to fire hydrants.

ARCHITECTURAL REVIEW - Ron Woods

Permits issued: 1 pool; 2 fences; 1 addition

*Variance Request, 25444 Babette Ct. (719-11)

The property owner is requesting a 5' variance of the rear setback in order to install a pool. The property is located on the culdesac and is considered to be irregular shaped. The owner has received letters from both neighbors located to the rear of her property who have no objection to the variance. **A motion was made by H. Goldstein and seconded by J. Harris to grant the 5' variance of the rear setback in order to accommodate a pool.** Motion carried.

DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of September 20, 2013 was distributed and updates were given:

Bond, R. Woods inspected, no landscaping in the rear and right side. Attorney Oliver was notified of the status of the inspection.

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

LaPietra, trial cancelled

Nayvelt, will check with Attorney for update

Linares, went to trial, judge ordered compliance

Noel, R. Woods & J. Carlson to attend the October 11 trial @ 9:00AM

ZAPPA SOUTH - Karen Perry

*Lubin/Anneau, 1428 Capricorn Blvd (697-04) - Lawsuit

K. Perry reports the owner is still in violation of failing to install adequate landscaping, maintain the lawn and landscape on a regular basis and properly store garbage containers. **A motion was made by H. Goldstein and seconded by K. Perry to proceed with the Lawsuit.** Motion carried.

Minutes of September 26, 2013 Section 23 POA

ZAPPA NORTH - Guy Neroni

*McGeachy, 1051 Venture Ct (633-01) - Offer to Mediate

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

*Francis, 1117 Rio de Janeiro Ave (661-02) - Offer to Mediate

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

SOUTH EAST - Harvey Goldstein

*Abate, 2511 Mauritania Rd (802-12) - Offer to Mediate

H. Goldstein reports the owner is still in violation of failing to maintain the lawn and landscape on a regular basis and properly store the garbage containers. **A motion was made by H. Goldstein and seconded by C. Schrage to proceed with the Offer to Mediate.** Motion carried.

*Noel, 2593 Mauritania Rd (802-02) - Trial

R. Woods and J. Carlson to attend the October 11, 2013 trial.

SOUTH WEST - Cyril Schrage

*Sousa, 2271 Bremen Ct. (821-29) - Lawsuit

C. Schrage reports the owner is still in violation of failing to remove weeds in the landscape and re-sod the yard. **A motion was made by C. Schrage and seconded by G. Neroni to proceed with the Lawsuit.** Motion carried.

*2241 Yeoman Ct (788-05) - POA Cleanup

C. Schrage reports this property is in mortgage foreclosure and has been vacated by the owner. Pictures were taken that show the overgrown condition of the property. C. Schrage recommends the Board have this property cleaned up and bill the account. **A motion was made by C. Schrage and seconded by H. Goldstein to obtain bids for the cleanup of this property and authorize J. Carlson to move forward to have the property mowed, weeded and landscape trimmed.** Motion carried.

MULTI FAMILY - Andy Kontos

No report.

Minutes of September 26, 2013 Section 23 POA

VACANT LOTS - Joseph Harris

*2014 Lot Mowing Program

The Vacant Lot Committee presents a draft of a letter to be mailed to all vacant lot owners that gives them the option to pay Section 23 to mow their vacant lot for the 2014 mowing. **A motion was made by J. Harris and seconded by H. Goldstein to approve the letter to go out to all vacant lot owners.** Motion carried. These letters are to go out October 1, 2013.

10. OTHER BUSINESS

*Office Security

G. Neroni makes a recommendation that security cameras be installed in the Association office. **A motion was made by G. Neroni and seconded by H. Goldstein to authorize J. Carlson to look into getting security cameras installed.** Motion carried.

*MSBU Report - Deep Creek

There is one more sidewalk to be installed on Rio de Janeiro Ave - between Sandhill and Rampart, the sidewalk work is funded by the extra one cent sales tax.

The MSBU Committee will be looking at the roads in order to make a list for future paving projects in 2015.

*MSBU Report - Mid-County

The Desoto Canal project started in the spring of 2013, stopped in July for the scrub jay mating season, and has started up again. There are two phases to the project - phase one includes Navigator Rd and 1/3 of Mauritania Rd and phase two should be completed in 2014 to finish the remaining 2/3 of Mauritania.

*Paint Color Change

The property owner submits samples of colors for the exterior walls and trim of the home at 25025 Nectar Ct. R. Woods inspected and found the house is already painted. The Board reviewed the color samples and approve the change. A letter to be sent to the owner to remind them that any future modifications to the property need to be approved by the Association.

*Association Management

Carlson and Soforth's contract expires September 30, 2013. RFP's went out and bids close on October 23, 2013. Carlson's contract needs to be extended 60 days. **A motion was made by H. Goldstein and seconded by K. Perry to extend the management contract with Carlson and Soforth for 60 days or November 30, 2013.** Motion carried.

Minutes of September 26, 2013 Section 23 POA

*Vacant Property Block 651 Lot 12

Property owner offered to donate his vacant lot to the Association. The Board will accept the offer if there are no liens or back taxes due.

*Internal Audit

C. Schrage recommends 2-3 Board members conduct an internal audit. J. Carlson offered to meet with C. Schrage and provide him the information he wants.

11. ADJOURNMENT

Meeting was adjourned at 3:30 pm.

Respectfully submitted,

Guy Neroni, Secretary