

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 31, 2013

1. CALLING OF THE ROLL

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

Guests: Property Owners: Dennis & Kathy Kuzara, Sath Voleti, Christine Smith, and Connie Peyton;
Deep Creek Civic Association: Fred Neuman and Sylvia Kelsey.

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 Goldstein at 1:00 PM.

3. APPROVAL OF MINUTES

A motion was made by G. Neroni and seconded by R. Woods to approve the minutes of the Regular Meeting of September 26, 2013 as written. Motion carried.

4. CONNIE PEYTON, 1307 NEAPOLITAN RD (732-12) – VULTURE ROOSTING

Ms. Peyton reports the ibises came to the Lake Zappa island to nest which attracted about 100 vultures. These vultures are a health hazard – damage the water supply and roofs. Ms. Peyton contacted Florida Fish and Wildlife who referred her to USDA Fish and Wildlife. There is a process with pyrotechnics or laser to get rid of the vultures, however it is costly at \$1500. R. Woods will contact Connie Spurfield at USDA Fish and Wildlife to discuss options. J. Carlson will contact Gulf Coast Aquatics to check the island to see if the vultures are nesting.

5. CHRISTINA SMITH, 26215 MADRAS CT (830-25) – VARIANCE FOR 4' HIGH FENCE

Ms. Smith requests the Board grant her an exception to put up a 4' high fence in order to contain her large dogs. **A motion was made by R. Woods and seconded by G. Neroni to deny the request for a 4' high fence.** Motion carried.

6. DENNIS KUZARA, 1071/1075 NOMAD RD (645-02) - LANDSCAPING

Mr. Kuzara received a violation letter for inadequate landscaping. He requests clarification of the minimum landscape requirements and documents. A. Kontos will meet with the owner to go over what is needed to bring the property into compliance.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

No representative present.

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8. DEEP CREEK CIVIC ASSOCIATION

Fred Neuman reports that the DCCA has received 150 members as a result of the flyer that was mailed out in the POA's annual package.

The Garden Club is in the process of receiving a grant to upgrade the Rampart entrance.

A vehicle ran into the Harborview Rd entrance sign which damaged the posts and electrical equipment. R. Woods reminds the Board that a motion was made years ago to build a new entrance sign, on Rio near Mauritania, and that a lot of funds would not be expended to upgrade the sign. J. Carlson suggests repairing the electrical and replacing the wood boarder and upgrade the flood lights. **A motion was made by V. Craig and seconded by K. Perry to make the repairs as suggested by J. Carlson, not to exceed \$300.** Motion carried.

9. COMMITTEE REPORTS

FINANCIAL REPORT – Jay Carlson

The Cash Flow, Income Statement, Balance Sheet and Check Register for month ending September 30, 2013 were distributed. **A motion was made by J. Harris and seconded by V. Craig to accept the September 30, 2013 financial report subject to audit.**

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

This issue was tabled at the September 26, 2013 so that an inspection could be made of the property. Discussion and review of the advisory confirmed that the property was in violation when the attorney letter was sent, therefore the motion of August 8 stands – the Board denies the waiver.

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

Based on R. Woods conversation with the owner, who stated he would not pay the fees and costs, he recommends the Board deny the waiver of fees & costs. **A motion was made by R. Woods and seconded by J. Harris to deny the request to waive the attorney fees & costs and to continue with the process.** Motion carried.

COMMON AREA & LAKES – Ron Woods

R. Woods reports that water levels are lower due to lack of rain.

Mowers are working to cleanup areas that were missed in the rainy season.

J. Carlson reports the pipe repair process will begin in December.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein will contact Dept of Public Works about the dangerous intersection behind the Winn Dixie store.

The next MSBU meeting is November 21, 2013 @ 11:00am.

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ARCHITECTURAL REVIEW – Ron Woods

Permits issued: 1 pool and 1 house

DEED RESTRICTIONS

*Attorney Status Report of October 25, 2013 was distributed

*ZAPPA SOUTH – Karen Perry

*Nayvelt, 1481 Oriel Ct (701-03) – Hearing

K. Perry and R. Woods will attend the hearing scheduled for November 6, 2013 @ 9:30am.

*ZAPPA NORTH – Guy Neroni

*Lubin, 1168 Paraclete Rd (669-10) - Lawsuit

The owner is still in violation of failing to maintain the landscape, failing to install adequate landscaping, parking in the grass and improperly storing garbage containers. **A motion was made by R. Woods and seconded by V. Craig to proceed with the lawsuit.** Motion carried.

*Aladwan/Palacios, 1084 Manilla Ln (680-17) – Hearing

G. Neroni and H. Goldstein will attend the hearing scheduled for December 9, 2013 @ 9:00am.

*Dvorak, 1070 Paraclete Rd (667-09) – Fees & Costs

A motion was made by G. Neroni and seconded by V. Craig to proceed with the collection of the fees and costs associated with the deed restriction violations. Motion carried.

*SOUTH EAST – Harvey Goldstein

No report

*SOUTH WEST – Ron Woods

*Vanis, 2374 Malaya Ct (813-02) - Lawsuit

The owner is still in violation of failing to maintain the lawn and landscape by removing weeds from the flower beds and trimming the bushes, shrubs and trees. **A motion was made by K. Perry and seconded by G. Neroni to proceed with the lawsuit.** Motion carried.

*MULTI FAMILY – Andy Kontos

Inspections are done – has made contact with several owners to discuss violations.

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*VACANT LOTS – Vicky Craig

No report

10. OTHER BUSINESS

*Holiday Meeting Dates

Due to the holidays the November and December meeting dates have changed to November 21 and December 19.

11. ADJOURNMENT

Meeting was adjourned at 2:50pm.

Respectfully submitted,

Guy Neroni, Secretary