

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 21, 2013

1. CALLING OF THE ROLL

In attendance: Harvey Goldstein, Ronald Woods, Karen Perry, Joseph Harris, Vicky Craig, Jay Carlson and Teresa Boucher

Absent: Guy Neroni and Andy Kontos

Guests: Property Owners: Sath Voleti, Joe Winkler, and Cy Schrage

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 Harvey Goldstein at 1:00 p.m.

3. APPROVAL OF MINUTES - ORGANIZATIONAL & REGULAR MONTHLY - OCTOBER 31, 2013

A motion was made by J. Harris and seconded by K. Perry to approve the minutes of the Organizational Meeting of October 31, 2013 as written. Motion carried.

A motion was made by J. Harris and seconded by V. Craig to approve the minutes of the Regular Monthly Board meeting of October 31, 2013 as written. Motion carried.

4. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Not present. H. Goldstein to contact Sheriff Prummel to find out why a representative has not been in attendance at the Association meetings.

5. DEEP CREEK CIVIC ASSOCIATION REPORT

Not present.

6. COMMITTEE REPORTS

FINANCIAL REPORT

*Becker & Poliakoff - 2014 Retainer

R. Woods recommends obtaining the New Member Orientation Package that is offered by this firm. **A motion was made by V. Craig and seconded by R. Woods to continue to retain the Becker & Poliakoff Firm at a cost of \$200.00 for the 2014 year.** Motion carried.

There were no financials available, waiting for the accountant to provide closing entries.

COMMON AREA & LAKES – Joe Harris

J. Harris reports the lake levels are very low - not much activity on the lakes.

Section 23 POA Minutes of November 21, 2013

COUNTY LIAISON – Harvey Goldstein

R. Woods attended the MSBU meeting this morning.

The process has started for selecting the streets that will be paved in 2014. The Committee makes recommendations to Public Works who puts together the final list.

Phase I of the Desoto Canal is complete. R. Woods recommends the Board take a look at the nice job that was done. Phase II will begin soon.

A group of residents from Encarnacion St. (Section 20) requested the County install speed bumps or a round-a-bout to slow down traffic - the County denied their request.

ARCHITECTURAL REVIEW – Ron Woods

Permits issued: 2 fences; 1 enclosure; 1 addition

DEED RESTRICTIONS

*Attorney Status Report of November 18, 2013 was distributed and reviewed.

ZAPPA SOUTH - Karen Perry

Has been following up on re-checks and turning in new violations. Nayvelt - waiting on the court order to be signed; Harris - grass is being cut and the garbage cans have been put inside.

ZAPPA NORTH - Guy Neroni

*Barth, 1101 Fergus Ln (675-07) - Offer to Mediate

The owner is still in violation of failing to remove weeds from the property, store garbage and trash cans out of view and repairing the mailbox. **A motion was made by R. Woods and seconded by V. Craig to proceed with the Offer to Mediate.** Motion carried.

SOUTH EAST - Harvey Goldstein

Has been following up on violations.

SOUTH WEST - Ron Woods

R. Woods reports that he has inspected his area and reported 260 violations.

MULTI FAMILY - Andy Kontos

No report.

VACANT LOTS

V. Craig reports that 805 letters were mailed out on Oct 1, 2013 for the new 2014 Lot Mowing Program - 229 prop owners have paid the Association to mow their lot and 89 prop owners have elected to make their own arrangements. A reminder notice will be sent out to those owners who have not yet responded.

Vacant lot inspection on Nov 15, 2013 resulted in 105 violation letters being mailed.

7. OTHER BUSINESS

*Association Management Contract

The Board reviewed Carlson & Soforth's revised management contract. J. Carlson explains that since his contract is being compared to a competitor who has a base management price plus extra fees & costs, he has written his contract in the same fashion. However, J. Carlson further states that he would prefer an all inclusive contract that provides the Association to pay a yearly contract price that covers the scope of work to be performed, thereby eliminating any question as to the amount being paid for Association management. The Board agrees that they prefer the management contract to be all inclusive for the scope of work to be performed. The new contract will be in effect February 1, 2014. **A motion was made by K. Perry and seconded by J. Harris to extend Carlson & Soforth's current contract to January 31, 2014.** Motion carried.

A motion was made by J. Harris and seconded by V. Craig to accept the proposed management contract by Carlson & Soforth with the changes discussed subject to approval by the Association Attorney and J. Carlson's Attorney. Motion carried.

*Electrical Repair at Entrance Signs

The Board approved an expenditure of \$300.00 to repair the electrical components at the Harborview entrance sign. An invoice has been received that exceeds the amount approved. J. Carlson explains that the damage to the Harborview sign was more extensive than expected plus he had the electrician look at the Rampart sign and it was determined that the fixtures were damaged there as well, therefore he had the electrical replaced at both signs which exceeded the approved amount. R. Woods states that all expenditures that exceed the amount the Board approves must be brought back to the Board. **A motion was made by R. Woods and seconded by V. Craig to approve the increased expenditure for the repair of the electrical components at the Harborview and Rampart signs.** Motion carried.

*Contracts For Sale of Lots

J. Carlson reports an offer has been received to purchase the vacant lot on Ulster Ct and Celebes Ct that the Association owns. The offer covers the POA's cost & fees, taxes and any other outstanding encumbrances. **A motion was made by V. Craig and seconded by J. Harris to approve the sale of these lots.** Motion carried.

8. ADJOURNMENT

Meeting was adjourned at 2:00 PM.

Respectfully submitted,

Guy Neroni, Secretary