

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
December 19, 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: Ken Barnes, Larry Alder, Charles Fulgieri, Roger Solomon, Tom Scott, Cy Schrage, Don Petersen, and Jack Estep; DCCA Fred Neuman; CCSO Ken Hill, G. Kalosis; Guest Joe Grolley

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 1:00pm.

3. APPROVAL OF MINUTES

**A motion was made by J. Harris and seconded by G. Neroni to approve the minutes of the Regular Board Meeting of November 21, 2013 as written.** Motion carried.

4. CHARLES FULGIERI, 2373 MONTPELIER RD (823-14), CITATION ON PLANTS

Mr. and Mrs. Fulgieri received a notice that their property was not in compliance of the minimum landscape requirements. H. Goldstein explained the process in regards to the minimum landscape requirements. The Board approved a six month extension, to June 30, 2014, to bring the property into compliance.

5. ROGER SOLOMON, 26405 LANCER LN (795-13) - VARIANCE OF THE REAR SETBACK

Mr. Solomon requests a 5' variance of the rear setback in order to accommodate a pool. Hw submitted a written request drawings & specs and letters from neighboring owners who have no objection to the variance. The Board reviewed the information and found that the proposed home to be built does not meet the minimum 2000 square foot requirement and the lot is not irregular shaped. **A motion was made by R. Woods and seconded by J. Harris to deny the 5' variance of the rear setback.**

6. LARRY ALLDER, 26098 TEMPLAR LN (665-01) - GOV. DOCS

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.

7. CY SCHRAGE, 2418 GREENLAND CT (812-05), SECRET MTGS & FLORIDA STATUTES #720

Mr. Schrage reads the portion of the Florida Statutes that pertains to holding meetings and posting notice of meetings.

8. KENNETH BARNES, 1466 NEAPOLITAN RD (733-03) - ARTICLES OF INCORP POSTED ON ASSOCIATION WEBSITE

Mr. Barnes requests the Board replace the Articles of Incorporation currently posted on the Association website with the original Articles of Incorporation. President Goldstein explained that he would take the information provided by Mr. Barnes under advisement and make any necessary changes.

9. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

DFC Ken Hill reports there are no crime trends in the area, mostly retail thefts which are typical for this time of year.

10. DEEP CREEK CIVIC ASSOCIATION REPORT

DCCA President Fred Neuman reports the Annual meeting was held in early Dec with only a couple dozen members in attendance. At this meeting Section 23 Board member/Vice President Ronald Woods was presented with the Distinguished Service Award.

F. Neuman has been attending Section 20's meetings as well. He recommends having joint meetings with the associations as was done in the past.

The Garden Club will be applying for a grant to make additions to the Rampart and Sandhill entrance signs.

The DCCA has received an estimate of \$500.00 to clean up the wooded area behind the Rampart sign, F. Neuman will submit this estimate to his Board for approval of the expenditure.

The Neighborhood Watch is struggling to get new members, F. Neuman asks that anytime you see someone out walking or biking to talk with them about joining the neighborhood watch.

11. COMMITTEE REPORTS

FINANCIAL REPORT

The October and November reports are not ready. The Association accountant is waiting for A. Kontos, 2013 Treasurer, to answer questions in regards to the audit that is underway for fiscal year ending September 2013. Closing entries will not be available until the audit is complete.

COMMON AREA & LAKES - Joe Harris

No fishermen problems to report. R. Woods reports the boat is still being stored behind a home on Banff.

COUNTY LIAISON - Harvey Goldstein

The sidewalk on Rio de Janeiro is almost done.

ARCHITECTURAL REVIEW - Ron Woods

Permits issued: 5 enclosures; 1 fence

Minutes of December 19, 2013 Section 23 POA

DEED RESTRICTIONS

\*Attorney Status Report

The Attorney Status report of December 12, 2013 was distributed. H. Goldstein to attend the hearing for Noel (802-02) on January 22, 2014 @ 9:45AM

\*\*Andy Kontos present\*\*

ZAPPA SOUTH - Karen Perry

Following up on re-inspections.

ZAPPA NORTH - Guy Neroni

G. Neroni reports many garbage container violations due to the delivery of the new recycle cans.

SOUTH EAST - Harvey Goldstein

\*Abate, 2511 Mauritania Rd (802-12) - Lawsuit

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 V. Craig and seconded by K. Perry to proceed with the Lawsuit.** Motion carried.

SOUTH WEST - Ron Woods

R. Woods reports there were approx 90 violations closed out of the 260 he reported last month. He has responded to 50 callers and met with 30 property owners.

MULTI FAMILY - Andy Kontos

A. Kontos reports the ongoing parking on the grass at the Janet Jones home on Capricorn - will watch for compliance dates for the driveway addition and report to Attorney Oaks.

VACANT LOTS - Vicky Craig

V. Craig reports that 805 letters were mailed out on Oct 1, 2013 for the new 2014 Lot Mowing Program - 355 prop owners have paid the Association to mow their lot and 152 prop owners have elected to make their own arrangements. A reminder notice was sent 12/6/13.

Vacant lot inspections were made on 11/25, 12/4 & 12/9. The association mowed 49 lots that were in violation and billed these owners for the mowing.

\*Committee Meeting for 2014 Lot Mowing Program

A meeting will be held on Tuesday January 7, 2014 @ 11:00AM to work out details of program.

Minutes of December 19, 2013 Section 23 POA

12. OTHER BUSINESS

J. Carlson provides the Board members with the Governing Documents. Per new Statute the Board members are required to read the governing documents no later than January 31, 2014 and sign an affidavit stating they have done so.

G. Neroni hands his letter of resignation to President Goldstein. The resignation is necessary due to personal issues and is effective as of December 31, 2013.

R. Woods recommends contacting Tom Bones to fill the position.

13. ADJOURNMENT

Meeting was adjourned at 2:50 pm.

Respectfully submitted,

Guy Neroni, Secretary