

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 30, 2014

1. CALLING OF THE ROLL

In attendance: Harvey Goldstein, Karen Perry, Andrew Kontos, Joseph Harris, Jay Carlson and Teresa Boucher.

Late: Vicky Craig

Absent: Ron Woods

Guests: Property Owners: Tom Bones, John Bones, Jack Estep, Cy Schrage, Arthur Miller, Jerry Alexander, Gary Willems and Don Petersen; Deep Creek Civic Association: Fred Neuman.

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 correction to the December 19, 2013 minutes: Andy Kontos was not absent - he was late.

A motion was made by J. Harris and seconded by K. Perry to approve the minutes of the Regular Meeting of December 19, 2013 with the correction that A. Kontos was not absent but late.
Motion carried.

4. APPOINT BOARD SECRETARY

President Goldstein states that the Board needs a Secretary to replace former Secretary Guy Neroni who resigned December 31, 2013. **A motion was made by J. Harris and seconded by K. Perry to appoint Vicky Craig as Secretary.** Motion failed, vote 3 for 1 against.

5. CY SCHRAGE, 2418 GREENLAND CT (812-05), REVIEW COURT ORDER OF 9/25/2001

Mr. Schrage provided the Board with a copy of the court order as a result of the Barnes lawsuit.

6. LARRY ALLDER, 26098 TEMPLAR (665-01), RIGHTS AS A MEMBER

Mr. Allder is not present.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

No representative present.

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8. DEEP CREEK CIVIC ASSOCIATION

Fred Neuman reports that Deep Creek elementary student Kia Baker is in the running to win the "Do the Right Thing" award for February.

The Neighborhood watch Chairman has been promoting a website, Nextdoor.com. The DCCA Board has not had a chance to see what the website is about or if it will be effective or helpful to the Neighborhood Watch program.

Property owner, Clyde Kang has been recruited to take over as Newsletter Manager.

New Baptist Church of Deep Creek is a new advertiser in the DCCA newsletter. They will hold their first church service on February 2 at the Deep Creek Elks on Sandhill Blvd. The church is looking to purchase property on Sandhill Blvd to build a church.

9. COMMITTEE REPORTS

FINANCIAL REPORT

*Keller/Section 23, block 630 lot 18, Redeem Foreclosure Property

Mr. Keller is interested in redeeming the property that Section 23 obtained in the process of foreclosing the assessment lien. **A motion was made by A. Kontos and seconded by J. Harris to have Attorney Oaks notify Mr. Keller that the Association will deed the property back to him at a cost of \$2147.47 plus any fees and costs associated with the transaction of deeding the property back to him.** Motion carried.

*Dempsey/Section 23, 26090 Templar Ln (665-02), Redeem Foreclosure Property

Mr. Dempsey is interested in redeeming the property that Section 23 obtained in the process of foreclosing the assessment lien. **A motion was made by A. Kontos and seconded by J. Harris to have Attorney Oaks notify Mr. Dempsey that the Association will deed the property back to him at a cost of \$6130.10 plus any fees and costs associated with the transaction of deeding the property back to him.** Motion carried.

COMMON AREA & LAKES

Nothing new to report.

COUNTY LIAISON

H. Goldstein and property owner Kathy Gill met with Commissioner Ken Doherty to turn in the petition that was gathered in order to get sidewalks installed on South Nuremberg. Also there was discussion about the wall that obstructs vision for motorists coming out of the rear exit at Winn Dixie onto Rampart Blvd.; a traffic survey to be conducted at the intersection of Capricorn and Sandhill to determine if a traffic light is needed; and the designated right turn lane to be added to the intersection of Kings Hwy and Sandhill Blvd, to alleviate congestion for those crossing to WalMart.

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ARCHITECTURAL REVIEW

Permits issued: 2 enclosures

DEED RESTRICTIONS

*Attorney Status Report of January 23, 2014 was distributed

*ZAPPA SOUTH

Inspections being done, follow-ups and phone calls.

*ZAPPA NORTH

*Lubin, 1168 Paraclete Rd (669-10) - Compliance Extension & Payment Plan

A motion was made by A. Kontos and seconded by J. Harris to grant Mr. Lubin an extension to March 31, 2014 to install landscaping in order to bring the property into compliance and approve a payment plan of \$100.00 per month until the account is paid in full. Motion carried.

*Drudi, 26032 Templar Ln (665-10) – Offer to Mediate

The owner is still in violation of failing to properly store a gas grill and wheelbarrow out of view. **A motion was made by A. Kontos and seconded by K. Perry to proceed with the Offer to Mediate.** Motion carried.

*SOUTH EAST

Inspections being done.

*SOUTH WEST

*Ullah, 26039 Leyte Ct (824-02) - Offer to Mediate

The owner is still in violation of failing to install plantings in order to meet minimum landscape requirements. **A motion was made by A. Kontos and seconded by K. Perry to proceed with the Offer to Mediate.** Motion carried.

*MULTI FAMILY

A. Kontos reports there has been no change to the Janet Jones Group Home on Capricorn Blvd. Vehicles continue to be parked in the grass and there is no indication that action has been taken to extend the driveway. Attny Oaks to be informed that there is no change and to proceed in order to gain compliance.

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*VACANT LOTS

*Navidad, block 822 lot 01, Waive Mowing Charge

The property owner requests the Board waive the \$45.00 mowing charge. Records show that the contractor for this property is Mylok Grass Cutters and inspections showed that the lot was not mowed by the compliance date. **A motion was made by K. Perry and seconded by J. Harris to deny the request to waive the \$45.00 mowing charge.** Motion carried.

10. OTHER BUSINESS

*Appoint Board Member

There is currently a vacancy on the Board as a result of G. Neroni's resignation December 31, 2013. President Goldstein will table this issue to the February Board meeting at which time the full Board will be present.

*Website

President Goldstein wants to utilize the website with current events and happenings in order to keep the community informed.

*Culdesac Program

J. Carlson reports that the company the Association initially hired to beautify the culdesacs sold the business. J. Carlson has been in communication with the new owner, Dave, in order to discuss the condition of the culdesacs. Dave believes that the pygmy date palms are browning because they were not properly established and are diseased however he does feel as though there is still life in them. He assured J. Carlson that if the palms die he will replace them, however he suggests that in the future we not use this type of plant. J. Carlson will ask Dave to attend the February Board meeting to give a report.

*Court Costs

H. Goldstein reports that a complaint of stalking was made against Board member R. Woods by Mr. Albert Robinson. The Court found that there was no evidence of stalking, therefore ruling in R. Woods favor. H. Goldstein recommends the Association pay the attorney fees incurred for this nuisance suit. **A motion was made by A. Kontos and seconded by J. Harris to pay the attorney fees associated with the stalking case brought against Board member R. Woods.** Motion carried.

*News Release

H. Goldstein reports that Mr. Albert Robinson has sent an email to all avenues of the media filled with untrue accusations and comments. H. Goldstein suggests the Board file a liable suit for defamation of character. The Board agrees that a lawsuit should be filed. H. Goldstein to discuss with Attorney Oaks.

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*Association Management Contract

Approval of the Carlson and Soforth contract will be tabled to the February meeting when a full Board is present.

V. Craig present

11. ADJOURNMENT

Meeting was adjourned at 2:25pm.

Respectfully submitted,

Harvey Goldstein, President