

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

1. CALLING OF THE ROLL

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

Guests: Property Owners: John Bones, Jack Estep and John McLeod

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 7:00 PM.

3. APPROVAL OF MINUTES

**A motion was made by R. Woods and seconded by J. Harris to approve the minutes of the Regular Meeting of March 27, 2014 as written.** Motion carried.

4. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

No representative present.

5. DEEP CREEK CIVIC ASSOCIATION

Not present.

6. COMMITTEE REPORTS

FINANCIAL REPORT

The Cash Flow, Income Statement, Balance Sheet, and Check Register for month ending March 31, 2014 were distributed. **A motion was made by K. Perry and seconded by R. Woods to accept the financial reports subject to audit.** Motion carried.

COMMON AREA & LAKES

J. Harris reports that a few weeks ago the office received a call that an owner on Rio de Janeiro had placed bricks in the greenbelt. After the owner involved the Charlotte County Sheriff Dept the bricks were removed.

Letters were sent to all Kenya Lane residents in regards to a tent and other camping items in the greenbelt. J. Harris inspected this date and found the brown tarp was removed but the tent and other items were still there. J. Carlson to cleanup on 5/6/14 if necessary.

J. Carlson to have the large items dumped in the San Cristobal area removed.

Received information of a suspicious person parking on a vacant lot on Nantes Ct. The Neighborhood Watch and CCSO were notified.

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COUNTY LIAISON

H. Goldstein, R. Woods and J. Carlson to meet with Ken Roberson and Department of Transportation to discuss the need for a sound wall on I-75 that would run the length of Capricorn.

Section 23, Section 20, Deep Creek Civic Assoc and Harbor Heights have met to discuss their community needs - will soon meet with the individual commissioners to discuss the area needs.

ARCHITECTURAL REVIEW

Permits issued: 1 house; 2 fences; 2 enclosures

DEED RESTRICTIONS

\*Attorney Status Report of April 22, 2014 was distributed

\*ZAPPA SOUTH

K. Perry reports cleanup needed at several homes that have been abandoned due to mortgage foreclosure: 25482 Rampart, 25418 Babette, 25125 Obelisk and 25126 Obelisk.

\*ZAPPA NORTH

\*Drudi, 26032 Templar Ln (665-10) – Lawsuit

This issue was tabled from the February Board meeting so that A. Kontos could make contact with the owner to discuss the violations. A. Kontos reports he did not have a chance to contact the owner. **A motion was made by R. Woods and seconded by K. Perry to proceed with the Lawsuit.** Motion carried.

\*Kaufman, 1391 Rio de Janeiro Ave (749-12) - Offer to Mediate

The owner is still in violation of failing to properly store garbage/trash/recycle containers out of view. **A motion was made by A. Kontos and seconded by V. Craig to proceed with the Offer to Mediate.** Motion carried

\*SOUTH EAST

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

H. Goldstein to attend the hearing scheduled for May 21, 2014 @ 10:00AM.

\*SOUTH WEST

\*Kaplan, 2286 Nuremberg Blvd (820-06) - Offer to Mediate

The owner is still in violation of failing to maintain the lawn and landscape, specifically trimming the shrubs and bushes. **A motion was made by R. Woods and seconded by V. Craig to proceed with the Offer to Mediate.** Motion carried.

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\*MULTI FAMILY

K. Gill inspected and sent pictures to the office showing the violations at 1501 Capricorn. H. Goldstein reports he has seen many violations on Capricorn and further offers to help K. Gill with inspections.

\*VACANT LOTS

V. Craig received a letter from M/M Vibert, Terrain Ln, requesting an extension to have Brazilian pepper trees and other unsightly growth removed - V. Craig gave an extension to June 15, 2014 to complete the work.

7. OTHER BUSINESS

J. Carlson reports the POA building will be pressure washed in May. Also, he reports that he will be looking into increasing the transfer fees and begin collecting estoppel fees.

\*Annual Meeting

The Annual Meeting has been scheduled for October 15, 2014 @ 7:00PM at the Lutheran Church of the Cross on Luther Rd. H. Goldstein asks the Board to turn in names of people who may be interested in serving on the Nominating Committee.

\*Drainage Pipe Project

J. Carlson submits a bid analysis report to the Board for review. J. Carlson suggests contracting with CH Construction Services Inc based on this company showing the most interest and their bid including all services needed for this project. **A motion was made by A. Kontos and seconded by V. Craig to accept CH Construction Services, Inc bid in the amount of \$144,900.00 for the drainage pipe project.** Motion carried.

\*Security System

J. Carlson received bids for the installation and monitoring of a security system w/panic button in the POA office - Lifeguard Co (not wireless) \$1750.00, Security Alarm Corp (wireless) \$1512.00. **A motion was made by A. Kontos and seconded by K. Perry to accept the bid from Security Alarm Corp for the wireless system in the amount of \$1512.00 for the installation and \$21.00 per month monitoring.** Motion carried.

\*Deed Restriction Inspections

A. Kontos suggests implementing a verification process for violations wherein a different Board member would check the violation prior to sending out a final notice. Additionally A. Kontos requests another Board member check violations that are a personal conflict in another Board members area. It was agreed that should a Board member need a second opinion or a personal conflict arise other Board members would help out.

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\*May and June Board Meetings

The monthly Board meeting for May 22, 2014 and June 26, 2014 will be held in the evening, at 5:30PM.

8. ADJOURNMENT

Meeting was adjourned at 8:50 pm.

Respectfully submitted,

Vicky Craig, Secretary