

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 22, 2014

1. CALLING OF THE ROLL

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

Absent: A. Kontos and K. Gill

Guests: Jack Estep, Cy Schrage, Pete McGarry, John Bones, Barbara Hull, Robert Hull, Ronald Daugherty, Lisa Daugherty, Gary Willems; CCSO: Ken Hill; DCCA: Fred Neuman

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 5:30 p.m.

3. APPROVAL OF MINUTES - REGULAR MEETING - APRIL 30, 2014

A motion was made by R. Woods and seconded by J. Harris to approve the minutes of the Regular Monthly Board meeting of April 30, 2014 as written. Motion carried.

4. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Deputy Hill reports there are no crime trends in Deep Creek. There is an increase in auto burglaries, which appear to be random, no specific targeted areas.

5. DEEP CREEK CIVIC ASSOCIATION REPORT

The Garden Club planted palms at the Rampart entrance sign and the Sandhill entrance sign positioned so that the back of the signs are hid.

Fred Neuman reports there will be no DCCA meeting for the month of July and August.

The Neighborhood Watch Coordinator, Pete McGarry resigned. Will look for someone to take over this committee.

6. COMMITTEE REPORTS

FINANCIAL REPORT

*April 30, 2014

The Cash Flow, Income Statement, Balance Sheet, and Check Register for month ending April 30, 2014 were distributed. **A motion was made by V. Craig and seconded by R. Woods to accept the financial reports subject to audit.** Motion carried.

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*Prophete, 1158 Ricardo Ln (670-01) - Waive Late Fees

Mr. Prophete requests the Board waive the late fees from his account based on the mail going to his mother's address rather than his. The Board reviewed the letter of request and found the request to be unclear as to the dollar figure the owner wanted waived. **A motion was made by R. Woods and seconded by K. Perry to table this issue to June meeting so that more detailed information can be obtained.** Motion carried.

COMMON AREA & LAKES

J. Carlson reports that the pipe project construction will soon be underway. Letters will be sent to the homes surrounding the work site to inform them of the work to be done. Barring no delays, the projected completion date is July 10.

COUNTY LIAISON

Section 23, Section 20, Deep Creek Civic Assoc and Harbor Heights continue to meet in order to look at the community's needs. H. Goldstein met with three County Commissioners - the County's priorities seem to be mid county, Englewood and Rotonda, there is nothing for Deep Creek. The Asst. School Superintendent refused to meet with Harbor Heights who wanted to discuss installing sidewalks for the kids to walk to school. H. Goldstein and J. Carlson met with Rep Ken Roberson to discuss a sound wall for Deep Creek along I-75.

ARCHITECTURAL REVIEW

Permits issued: 2 houses; 3 fences; 2 enclosures; 1 pool

DEED RESTRICTIONS

*Attorney Status Report of May 16, 2014 was distributed and reviewed.

ZAPPA SOUTH

Following up on re-inspections and surveying the area. Finding most violations are repeat offenders.

ZAPPA NORTH

No report.

SOUTH EAST

*DeFabritis/Diamond, 2304 Rio de Janeiro Ave (815-03) - Offer to Mediate

H. Goldstein reports the owner is still in violation of failing to remove the weeds from the yard and remove the mold from the house. **A motion was made by R. Woods and seconded by K. Perry to proceed with the Offer to Mediate.** Motion carried.

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SOUTH WEST

*Noel, 2395 Montpelier Rd (823-16) - Offer to Mediate

R. Woods reports the owner is still in violation of failing to remove the weeds and trim the landscape. **A motion was made by R. Woods and seconded by V. Craig to proceed with the Offer to Mediate.** Motion carried.

R. Woods reports he met with owners at 2427 Montpelier Rd to discuss the problem they are having with snakes. The problem stems from the greenbelt holding water and the growth on the adjacent vacant lot. The owner of the lot will be notified to remove Brazilian pepper trees, weeds and dead vegetation, as well as trim the healthy trees. J. Carlson will check the greenbelt and re-grade as necessary to be sure the drainage is correct.

MULTI FAMILY

No report.

VACANT LOTS

*Mowing Program

V. Craig reports that inspections for the April mowing were done May 5 and May 8. There were 67 violation letters mailed out, should these lots not be mowed the Association will mow them and bill the owners account. There are currently 465 lots participating in the 2014 Mowing Program offered by the Association.

T. Boucher explains that the 2014 Mowing Program is working very well, however there are a few kinks to work out. Most of the 67 lots that are in violation have received at least four (4) notices outlining the owners responsibility to maintain the vacant lot and giving them the opportunity to make the necessary arrangements. Therefore, in order to get all vacant lots mowed in a timely manner, it is proposed that the lots that have been continually in violation receive no more notices and that by default the lots will be added to the program in July at a cost of \$100.00 per lot. **A motion was made by J. Harris and seconded by V. Craig to add the violation lots to the 2014 Mowing Program in July at a cost of \$100.00 per lot.** Motion carried.

7. OTHER BUSINESS

*Annual Meeting

The deadline for all material to go out in the annual package is due by August 1. H. Goldstein to write the President's report and R. Woods to report on Deed Restrictions in the newsletter.

*Board Letter

The Board letter was discussed, additions made. Will send final draft to Attorney Oaks for review. Will go out in a couple weeks.

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*POA Lots

J. Carlson reports two (2) vacant lots are in the process of being sold on Ulster Ct.

*MSBU Report

R. Woods attended the mid-county meeting on May 22, 2014.

Work is being done to cleanup the litter in Sunshine Lake off Midway Blvd.

County is waiting for permits and for the expiration of the scrub jay mating season to begin phase 2 of the Desoto Canal cleanup. The projected completion date is March 2015.

The next Deep Creek MSBU meeting is June 12, 2014 @ 11:00AM at Public Works on Florida St.

*July Board Meeting

A motion was made by R. Woods and seconded by K. Perry to skip the July Board of Directors meeting. Motion carried.

8. ADJOURNMENT

Meeting was adjourned at 7:05 PM.

Respectfully submitted,

Vicky Craig, Secretary