

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 26, 2014

1. CALLING OF THE ROLL

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

Absent: Harvey Goldstein

Guests: Jack Estep, Tom Bones, John Bones, Ben Bailey, Bob & Barbara Hull, Ronald Daugherty, Dan Gawenda, Pete McGarry, Jim & Ruth Brophy, Mick Cogdon, Cy Schrage, Mimi Ford, Larry Alder; CCSO Ken Hill

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 Vice President Ron Woods at 5:30pm.

3. APPROVAL OF MINUTES

A motion was made by V. Craig and seconded by K. Gill to approve the minutes of the Regular Board Meeting of May 22, 2014 as written. Motion carried.

4. RLN INVESTMENT HOLDINGS - WAIVE ATTORNEY LIEN LETTER CHARGE ON TEN (10) ACCOUNTS

Not present.

5. VIKKI PERRELLA, 25516 PALISADE RD (641-14) - BUSINESS

Not present.

6. ROBERT KELLER, 2324 MAURITANIA RD (763-02) - QUESTIONS FOR DIRECTORS

Not present.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

DFC Ken Hill reports there are no ongoing trends. The Sheriff's Dept are working small ongoing cases not pertaining to Deep Creek. Deep Creek area is fairly quiet.

8. DEEP CREEK CIVIC ASSOCIATION REPORT

Not present.

9. COMMITTEE REPORTS

FINANCIAL REPORT

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

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

Mr. Prophete submitted a written request to the Board to consider waiving the collection costs, lien filing charge, certified mail postage cost and attorney fee that were charged to his account due to lack of payment of the 2013/14 assessment. The Board reviewed the documentation submitted. **A motion was made by V. Craig and seconded by K. Perry to deny the request to waive late fees in the amount of \$169.46 from this account.** Motion carried. 1 vote against the denial.

*2014-2015 Proposed Budget

J. Carlson submits the 2014-2015 proposed budget for the Board's review. J. Carlson reports there is little change to the bottom line, the assessment remains the same, cul de sac allocation is the same. A. Kontos recommends adding \$2000 to Other Professional Services line item. **A motion was made by V. Craig and seconded by K. Perry to approve the 2014-2015 budget with the changes discussed.** Motion carried.

COMMON AREA & LAKES

J. Harris report there have been a few reports of fishermen. not sure if they were residents, waiting for a police report on one incident.

J. Carlson reports there is currently inactivity at the Rampart pipe project. They are currently dewatering and should be back to work next week with an estimated completion date of July 15.

COUNTY LIAISON

Section 23, Section 20, Deep Creek Civic Assoc and Harbor Heights have been meeting with County Commissioners to discuss the proposed penny sales tax. It has been determined that there is no more money for sidewalks - this group will pursue this to get the much needed sidewalks in Harbor Heights.

ARCHITECTURAL REVIEW

Permits issued: 1 fence

*Swank, 1456 Capricorn Blvd (697-01) - Fence Height Variance

Mr. Swank submitted three sketch options for a 48" high fence. **A motion was made by V. Craig and seconded by A. Kontos to approve option #2 - a 10' x 24' fence @ 48" high.** Motion carried.

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DEED RESTRICTIONS

*Attorney Status Report

The Attorney Status report of June 22, 2014 was distributed. R. Woods gave update on the Robinson case.

ZAPPA SOUTH

K. Perry reports that many properties are either in mortgage foreclosure or bankruptcy and are unsightly.

K. Perry reports that after the Association cleaned up the property on Babette Ln, someone piled their tree trimmings in the front yard. Will look around the neighborhood to determine who recently had bushes trimmed.

ZAPPA NORTH

*Matheis, 1125 Paraclete Rd (666-08) - Offer to Mediate

The owner is still in violation of failing to trim bushes/trees, remove weeds and keep unsightly items out of view. **A motion was made by A. Kontos and seconded by K. Perry to proceed with the Offer to Mediate.** Motion carried.

*Kaufman, 1391 Rio de Janeiro Ave (749-12) - Lawsuit

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 lawsuit.**

SOUTH EAST

No report.

SOUTH WEST

R. Woods reports there are a number of outstanding violations in this area. He will follow up on those and complete a full inspection in August.

MULTI FAMILY

K. Gill reports she has followed up on a few violations - mainly Capricorn which has parking violations and unsightly properties.

VACANT LOTS

V. Craig reports that there will approximately 34 properties added to the association's mowing program by default - these properties have received several violation letters with no success in getting the owner to take responsibility for the maintenance of their lot.

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10. OTHER BUSINESS

*Annual Meeting

The Annual Meeting will be held at the Lutheran Church of the Cross on Luther Road on October 15 @ 7:00PM. All material for the mailing of the annual package must be submitted and ready to go to print by August 5.

*MSBU

R. Woods attended the MSBU meeting on June 12, 2014. He reports that the committee provided a list of Deep Creek streets that need to be paved, however the new directors of Public Works, Dan Quick has changed the committees plan (to use the money available to pave roads) to his plan which is to increase taxes in order to pave all roads (take out a 10 year loan of \$9,777,724.00).

*May 31 Letter to Property Owners

Board members questioned A. Kontos as to his actions in handing out the May 31 letter to an individual prior to the letter being mailed to all property owners. A. Kontos responded that he did not think there was any problem with doing that since the letter was going to be mailed out anyway. Board members voiced their concerns in regards to being able to trust A. Kontos as a board member. A. Kontos leaves the meeting. **A motion was made by J. Harris and seconded by K. Perry to ask for A. Kontos resignation.** Motion carried as a motion of censure.

11. ADJOURNMENT

Meeting was adjourned at 7:40 pm.

Respectfully submitted,

Vicky Craig, Secretary