

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 28, 2014

1. CALLING OF THE ROLL

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

Absent: Andrew Kontos and Joseph Harris

Guests: Tom Bones, John & Helen Bones, Jack Estep, Bob & Barbara Hull, Julian Delisle, Chris DeVenuta and Howard Silberman; DCCA: 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 motion was made by R. Woods and seconded by K. Perry to approve the minutes of the Regular Meeting of June 26, 2014 as written. Motion carried.

4. PATRICIA COPLEY / HOWARD SILBERMAN, 25138 REMUS CT (698-08) FENCE VARIANCE

Mr. Silberman addressed the Board for an explanation for requiring him to cut his 48" high fence down to 36", yet approving his neighbor's 48" high fence. The Board explained that Ms. Copley & Mr. Silberman had two violations, installing a fence without an Association permit and the fence exceeding the 36" height limit. The Board further explained that perimeter fences are limited to 36" in height, enclosures are limited to 60" in height and non-perimeter fences (referred to as enclosures) can exceed 36" in height with Board approval.

5. JOHN BONES, 26081 TEMPLAR LN (665-17) - BYLAWS SECTION 3.B.(2)

Mr. Bones informed the Board of the Bylaws reading as it pertains to proxy, term limits and nominations from the floor at the annual meeting. H. Goldstein confirmed that nominations from the floor will be called for, as they have at all annual meetings in the past.

6. CHRIS @ THE SAND TRAP, 2001 RIO DE JANEIRO AVE - CATERING

Chris is looking into having a catering truck outside of The Sand Trap a couple days a week for a few hours. He explained that he has a license to serve packaged goods, however his patrons would like to have hot food. In order to promote his business he would like to have hot food for them to purchase. The Board unanimously agreed that there was no problem with a catering truck coming in, as it is commercial property.

7. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

No representative present.

8. DEEP CREEK CIVIC ASSOCIATION

Fred Neuman reports the Garden Club has been working at the Rampart sign - extending planting areas, raising beds, installing benches and putting in an irrigation system. Rampart is almost finished, then they will move on to the Sandhill sign. He also announces that Cindy Brown has stepped up to be the new President of the DCCA Garden Club. Iona Neuman served six (6) years as President of the Garden Club - she will continue to be involved as a member.

The DCCA Annual Meeting is scheduled for November 3 @ 7:00pm at the Deep Creek Elks. Guest speaker, Dale Phillips will give an informative talk about Senior Citizen Scams.

9. COMMITTEE REPORTS

FINANCIAL REPORT

The Cash Flow, Income Statement, Balance Sheet, and Check Register for month ending June 30, 2014 and July 31, 2014 were distributed. J. Carlson reports that the special assessment project came in under budget and on time and that the \$20,000 surplus will be held in a checking account designated for drainage work, as required by the members at the 2013 annual meeting. **A motion was made by K. Gill and seconded by K. Perry to accept the financial reports for June 30, 2014 and July 31, 2014 subject to audit.** Motion carried.

*Fico, 2089 Nuremberg Blvd (782-09) - Waive Late Fees

Mr. Fico sent a written request to the Board asking that they waive the late fees in the amount of \$324.63 from his parents account. His request explained that both parents fell ill and he was not aware of their account situation. **A motion was made by V. Craig and seconded by K. Perry to waive the fees in the amount of \$324.63 due to the hardship as presented.** Motion carried.

*Menow, 25396 Rampart Blvd (708-02) - Waive Additional Fees

Mr. and Mrs. Menow sent a written request to the Board asking that the late fees in the amount of \$31.49 be waived from their account. The Board reviewed the account history and found that the October 2013 assessment was not paid until February 2014, which resulted in the late fees being charged. There was no hardship presented. **A motion was made by K. Perry and seconded by V. Craig to deny the request to waive the late fees in the amount of \$31.49.** Motion carried.

COMMON AREA & LAKES

Report of fisherman, kids camping on the island in Lake Zappa and camping on the bank of Lake Henry.

J. Carlson reports that the Webers is not mowing the greenbelt in a timely manner or by the standards required. J. Carlson has communicated his concerns with Webers, with no improvement, therefore he will have to let him go. AJM has been contacted and they will be mowing the greenbelts in the interim. Once the season is over, will bid the contract out.

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COUNTY LIAISON

Joint meeting with Section 23, Section 20, Deep Creek Civic Assoc and Harbor Heights continue to pursue the installation of sidewalks in Harbor Heights.

ARCHITECTURAL REVIEW

Permits issued: 1 house; 1 fences; 2 enclosures; 2 - pools

DEED RESTRICTIONS

*Attorney Status Report of August 21, 2014 was distributed. H. Goldstein reports the Robinson's one day trial took place on August 25, 2014. A final ruling by the judge is forthcoming.

*ZAPPA SOUTH

*Defabritis/Diamond, 1443 Vermouth Ln (721-02) – Offer to Mediate

The owner is still in violation of failing to maintain the lawn by removing weeds and trimming landscape. **A motion was made by K. Perry and seconded by V.Craig to proceed with the Offer to Mediate.** Motion carried

*Wells, 1521 Raintree Ln (722-24) Trial

K. Perry reports that this property is now in compliance - will notify D. Oaks to cancel the trial.

*ZAPPA NORTH

Matheis, 1125 Paraclete Rd (666-08) Lawsuit

The owner is still in violation of failing to trim the bushes/trees & remove weeds, store unsightly items out of view and discontinue dumping yard debris into the vacant lot. **A motion was made by R. Woods and seconded by K. Perry to proceed with the Lawsuit.** Motion carried.

*Bank of America, 26052 Salonika Ln (734-04) - Offer to Mediate

The owner is still in violation of failing to install adequate landscaping. **A motion was made by R. Woods and seconded by V.Craig to proceed with the Offer to Mediate.** Motion carried.

*Dvorak, 1070 Paraclete Rd (667-09) Hearing

Will clarify with association attorney whether a Board member is to attend this hearing.

*SOUTH EAST

Followed up on re-inspections and neighbor reports.

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*SOUTH WEST

*Stotler, 2325 Rio de Janeiro Ave (814-06) - Offer to Mediate

The owner is still in violation of failing to maintain the lawn and landscape, specifically removing weeds, installing adequate landscaping and cleaning the exterior walls of the home. **A motion was made by R. Woods and seconded by V. Craig to proceed with the Offer to Mediate.** Motion carried.

* 2166 Pagoda Ln. (776-23) - Cleanup

R. Woods reports that this property is again very unsightly and further suggests the association cleanup the property and bill the account. **A motion was made by R. Woods and seconded by K. Perry to have this property cleaned up.** Motion carried.

*MULTI FAMILY

K. Gill and H. Goldstein have received messages from Ms. Jones, owner of the Group Home on Capricorn. H. Goldstein explains that this violation is in the hands of the attorney and courts and the Board cannot interfere. Ms. Jones has been instructed to give the association attorney a call as to proper procedure.

*VACANT LOTS

V. Craig reports that vacant lot mowing is going fairly well, getting the contractors to mow on a 4-5 week rotation has proved difficult.

10. OTHER BUSINESS

*MSBU

R. Woods provided copies of the Proposed Paving Program for Deep Creek Phase 1 - Phase 4. The County would take out a 10 year loan, which would increase the Non-Ad Valorem taxes by \$99. The MSBU committee voted to go ahead with the County's plan, which was passed 2-1. The County has the funds to complete Phase 1. The Commissioners decision to go forward with Phase 2 - Phase 4 can wait until July 2015.

*Conversion Van

A property owner requested approval to park a conversion van in his driveway. This van is only equipped with seats and Board Resolution No. 1997-2 permits this type of conversion van.

11. ADJOURNMENT

Meeting was adjourned at 2:40PM.

Respectfully submitted,

Vicky Craig, Secretary