

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 25, 2014

1. CALLING OF THE ROLL

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

Absent: Andy Kontos

Guests: Charles Fisher, John Bones, Barbara Hull, Robert Hull, Donna Rubio, Rosemary Howard, B. Johnson and Nick Theiss;

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 1:00 p.m.

3. APPROVAL OF MINUTES - REGULAR MEETING - AUGUST 28, 2014

A motion was made by V. Craig and seconded by J. Harris to approve the minutes of the Regular Monthly Board meeting of August 28, 2014 as written. Motion carried.

4. CHARLOTTE COUNTY SHERIFF'S OFFICE (CCSO)

Not present

5. DEEP CREEK CIVIC ASSOCIATION REPORT

Not present

6. COMMITTEE REPORTS

FINANCIAL REPORT

*August 31, 2014

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

*Delinquent Accounts

J. Carlson reports there are approximately 100 delinquent accounts.

*Flood Insurance

H. Goldstein asks the Board to consider canceling the flood insurance on the Association building due to the cost and the yearly increase in rates.

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COMMON AREA & LAKES

Lakes are full and greenbelts are wet.

AJM company has signed a 6 month contract to mow the greenbelts. The next greenbelt mowing contract will go out to bid February 2015.

COUNTY LIAISON

H. Goldstein urges everyone to write the governor, state reps and Congressman Rooney to get a sound wall on the Deep Creek side of I-75..

ARCHITECTURAL REVIEW

Permits issued: 1 houses; 2 fences; 2 enclosures

DEED RESTRICTIONS

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

ZAPPA SOUTH

Following up on re-inspections; most violations are being taken care of.

ZAPPA NORTH

No report.

SOUTH EAST

*Noel, 2593 Mauritania Rd (802-02) - Hearing

H. Goldstein will attend the evidentiary hearing scheduled for October 15, 2014 @ 9:15am.

*Graham, 2151 Ulster Ct (765-11) - Offer to Mediate

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

*Ubelacher, 2200 Mauritania Rd (763-19) - Lawsuit

The owner is still in violation of continually parking a boat on the front lawn. **A motion was made by V. Craig and seconded by K. Perry to proceed with a lawsuit.** Motion carried.

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SOUTH WEST

*Noel, 2395 Montpelier Rd (823-16) - Lawsuit

The owner is still in violation of failing to remove weeds and trim shrubs. **A motion was made by R. Woods and seconded by J. Harris to proceed with a lawsuit.** Motion carried.

R. Woods reports the association office received a call from residents on Europa Lane to report a neighbor's property has overgrown trees, bushes and shrubs; they also report that when they do any yard work they dump it on the vacant lot. R. Woods requests the Board inspect the property at 26455 Europa Lane to determine the violations.

MULTI FAMILY

No report.

VACANT LOTS

Inspections will be done in October.

7. OTHER BUSINESS

*Annual Meeting - Court Reporter

In order to have a complete record of the October 15 annual meeting, the Board will have a court reporter present.

8. ADJOURNMENT

Meeting was adjourned at 2:10pm.

Respectfully submitted,

Vicky Craig, Secretary