

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 24, 2008

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Joseph Harris, Gladwin Unrau, Harvey Goldstein, Clyde Kang, Jay Carlson and Teresa Boucher.

Absent: Leonard Alsene and Andrew Davis

Guests: Property Owners: Farook Ullah, Corwin Bartholomew, Vicky Craig, and Dan Gawenda. Audrey Brooks – W.B. Sanders Inc.

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 Woods at 1:00 PM.

3. APPROVAL OF MINUTES

A motion was made by H. Goldstein and seconded by G. Unrau to approve the minutes of the Regular Board Meeting of December 20, 2007 as written. Motion carried.

4. W.B. SANDERS, INC – AUDREY BROOKS – FREE HOME INSPECTION

Ms. Brooks explains the free home inspection service available for all single family homes in order to certify that a home has hurricane resistant features that will reduce the cost of homeowners insurance and explains the availability of a \$5,000 matching grant to those who qualify for upgrades.

5. YANIQUE CLERVIL – 1501 CAPRICORN BLVD (683-07) – ADMIN FEE

Ms. Clervil was not present. The Board reviewed her agenda request opposing the \$50 admin fee and found that she paid the assessment late therefore owed the admin fee. **A motion was made by H. Goldstein and seconded by C. Kang to deny the request to waive the \$50.00 admin fee.** Motion carried.

6. FAROOK ULLAH – 26039 LEYTE CT (824-02) - LANDSCAPING

Mr. Ullah received a violation letter for inadequate landscaping. Mr. Ullah states that he does not like landscaping and has allergies therefore does not want to add landscaping to his property. R. Woods explains that the deed restrictions have always required that the homes be landscaped and the Board clarified the deed restriction article with the writing of the Minimum Landscape Requirements in June 2006 which indicates the number of trees and plants required and that all four sides of the home be landscaped.

7. COMMITTEE REPORTS

FINANCIAL REPORT - Jay Carlson

The Financial Analysis, balance sheet, income statement, customer ledger and check register were distributed ending December 31, 2007. The total cash balance is \$236,967.36. Liens will be filed against the 200 delinquent accts the first of February.

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Finishing cleanup items in the greenbelt. All major projects are complete for this year. The Association removed the debris from the vacant lots on Capricorn and trimmed the remaining vegetation from the fence line.

A motion was made by H. Goldstein and seconded by G. Unrau to approve the financial report for December 31, 2007 as presented. Motion carried.

*Audit

R. Woods, J. Carlson and T. Boucher met with accountant, Sam Summers, to go over the audit. Will have to make adjusting entries to some accounts. The Board to review the audit and will follow up at next meeting.

*Griffis (811-07) – Waive Admin Fee

Received a note from Mr. Griffis requesting the Board waive the admin fee due to misunderstanding of the due date of the assessment. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to waive the admin fee.** Motion carried.

*Dickinson (705-07) – Waive Admin Fee

Received a note from Mr. and Mrs. Dickinson requesting the Board waive the admin fee due to medical expenses they incurred over the past eight months. The Board to hold a decision to next meeting and will request further documentation from the property owners.

*Ipsen (775-06) – Lost Check

Received a note from Mrs. Ipsen stating she already mailed a check that the Association must not have received and further wants to know what happens should the Association receive double payment. Will send a letter to Mrs. Ipsen that the \$50 admin fee is due and that should the Association receive two checks, one would be returned to her.

*Sheflin (657-18) – Waive Admin Fee

Received a note from Mrs. Sheflin requesting the Board waive the admin fee. Mrs. Sheflin claims she sent in a change of address for the properties she owns. The Association file shows that she sent in a change of address from lot (657-19) but not for (657-18). **A motion was made by J. Harris and seconded by H. Goldstein to deny the request to waive the admin fee.** Motion carried.

*Platenik (742-02) – Waive Admin Fee

Received a letter from Mr. Platenik requesting the Board waive the admin fee due to financial burden. **A motion was made by J. Harris and supported by H. Goldstein to deny the request to waive the admin fee.** Motion carried.

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*Crocker (740-08) – Waive Admin Fee

Received a letter and medical documents from Patricia Crocker, owner's daughter, requesting the Board waive the admin fee due to her father's illness while he was visiting her and not receiving his mail from Florida. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to waive the admin fee.** Motion carried.

*Heise (643-03) – Waive Admin Fee

Received a letter from Mr. Heise requesting the Board waive the admin fee due to mail forwarding problems with the post office. **A motion was made by J. Harris and seconded by H. Goldstein to deny the request to waive the admin fee.** Motion carried.

*Estel (727-06) – Waive Admin Fee

Received a letter from Mr. and Mrs. Estel requesting the Board waive the admin fee due to misunderstanding of the due date of the assessment. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to waive the admin fee.** Motion carried.

COMMON AREA & LAKES – Joseph Harris

Received a report of a concrete bench in the greenbelt on Constantine Rd, had Dorothy send a letter to remove. Mr. Gawenda says this is his neighbor and he will tell him the bench has to be removed.

ARCHITECTURAL REVIEW – Gladwin Unrau

No construction permits issued this past month.

COUNTY LIAISON – Harvey Goldstein

H. Goldstein reports that a petition is going around the neighborhood for a sound wall to be installed on I-75 at Capricorn Blvd in order to keep the traffic noise from the community. H. Goldstein proposes to contact the appropriate Government Representatives once the petition has circulated.

DEED RESTRICTIONS

*NORTH – Clyde Kang

*Harkins – 25450 Rampart Blvd (727-12) – Offer to Mediate

The property owner is still in violation of multiple issues. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

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*Loy, Jesse – 26194 Rampart Blvd (757-01) – Landscape Maintenance Proposal

The Judge's Order allows the Association to hire a landscaper to bring the property into compliance and charge the owner for the service. The Association received a proposal for the work to be completed. **A motion was made by H. Goldstein and seconded by J. Harris to proceed with having the property cleaned up as allowed in the Judge's Order.** Motion carried. Will get a copy of the contractors insurance and a date for the work to be done so that Attorney Tiseo can notify the owner.

*NORTH – Joseph Harris

*Jean – 25486 Palisade Rd (640-01) – Mediation

The mediation is scheduled for February 20, 2008. R. Woods, J. Harris and H. Goldstein to attend the hearing.

*Mondragon – 25158 Palisade Rd (630-07) – Offer to Mediate

Property owner is still in violation of failing to maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

*SOUTH – Leonard Alsene

*Lamm – 2187 Amarillo Ln (777-07) – Offer to Mediate

The property owner is still in violation of failing to maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

*Fremont Investment – 2510 Mauritania Rd (803-08) – Offer to Mediate

The property owner is still in violation of failing to maintain the lawn & landscape and inadequate landscaping. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

*SOUTH – Harvey Goldstein

*Rebol – 26037 Luzon Ct (825-02) – Offer to Mediate

The property owner is still in violation of failing to maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

*Perkoski – 2107 Onondaga Ln (785-01) – Offer to Mediate

The property owner is still in violation of failing to maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

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*MULTI FAMILY – Andrew Davis

No report.

*VACANT LOTS – Ron Woods

*Quaider – Onondaga Lane (787-10) – Offer to Mediate

The property owner is still in violation of failing to clean up the vacant lot. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with Offer to Mediate.** Motion carried.

8. OTHER BUSINESS

*Rio Entrance Sign

J. Carlson obtained a bid from Coast Construction - one sign would cost \$7240 and two signs would cost \$14,230. R. Woods to talk with Section 20 to share the cost of the sign.

*Litter Removal Update

J. Carlson submits a new bid for litter removal from the right of ways. The cost for removal of litter from Capricorn, Sandhill, Rio de Janeiro, Rampart and trouble areas in the multi family area would be \$3,000 per quarter. The area covered would be 10 miles every 3 months @ \$300 a mile. The funds are not budgeted for this fiscal year. The Board will take the information into consideration.

9. ADJOURNMENT

Meeting was adjourned at 3:05 PM.

Respectfully submitted,

Harvey Goldstein, Secretary