

SECTION 23 PROPERTY OWNER 'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 23, 2006

1. CALLING OF THE ROLL

In attendance: Robert Bracken, Gladwin Unrau, Joseph Harris, Ron Woods, Harvey Goldstein, Robert Vigna, Peggy Brown and Jay Carlson
Guests: Elaine Unrau and Deputy Maggie Scott.

2. CALL MEETING TO ORDER

The meeting was called to order by President Bracken at 1:00 PM.

3. APPROVAL OF MINUTES

A motion was made by R. Woods and supported by H. Goldstein to approve the minutes of meeting of February 23, 2006 as written. Motion carried.

4. COMMITTEE REPORTS

FINANCIAL REPORT

*Hughes -25267 Rupert Road (711-28) -Waive Administrative Fee & Lien Filing Charge

Received a letter requesting the Board waive the admin fee & lien charge because they were not aware that the check they mailed the association in September 2005 did not clear their bank account. **A motion was made by H. Goldstein and supported by J. Harris to deny the request to waive the admin fee and lien charge.** Motion carried.

*Reyes - Neapolitan Road (733-01) - Payment Plan

Received a letter from Attorney Tiseo, a check in the amount of \$250 from Ms Reyes and a request from Ms. Reyes that the Board accept payments in order for her to fulfill her obligation to pay attorney fees & court costs (\$2,090) associated with a deed restriction violation. **A motion was made by H. Goldstein and supported by J. Harris to deny Ms. Reyes' request for a payment plan, return the \$250 check and demand payment in full.** Motion carried.

J. Carlson reports that \$307,000 has been expended to date to clean up the greenbelt and \$121,117 has been expended for building repairs.

COMMON AREA & LAKES

J. Harris reports greenbelt problems on Constantine and calls he has received about fallen trees still in the greenbelt.

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ARCHITECTURAL REVIEW

Construction permits issued: 6 houses; 1 fence; 1 addition

G. Unrau reports that construction plans have been submitted that are incomplete in their information. The office staff to review and return if incomplete.

CONSTRUCTION REVIEW & COUNTY LIASON

J. Carlson reports that a meeting of the Deep Creek MSBU is scheduled for April 4, 2006 @ 7:00 pm to be held at the Lutheran Church on Luther Rd to inform the public of future repairs of the roads & drainage. The MSBU wants to replace all pipes under the roads in Deep Creek and then repave all roads. This is a 14 million dollar project over a 10 year period for both Section 20 and 23 which will include the installation of sidewalks in some areas. Overall the project will raise taxes on all properties from \$63.94 to \$463.00.

H. Goldstein has heard from neighbors that fences are adequate for enclosing pools.

H. Goldstein reports that there are three new multi family developments planned for the area. H. Goldstein and P. Brown will represent the Board at the meeting scheduled for April 6, 2006 in regards to the new development on Sandhill Blvd, across from Capricorn Blvd.

R. Bracken reports that there are at least 30 homeowners who have taken legal action against Palm Coast Roofing for inferior repairs.

DEED RESTRICTIONS

*NORTH

*Castillo -Rosamond Ct (690-15) -Response to Pool Cage Letter Received a response from Mr. Castillo that stated his home was currently on the market for sale and he plans to credit the buyer for the pool cage replacement. **A motion was made by H. Goldstein and supported by J. Harris that Mr. Castillo response is not acceptable.** Motion carried. A letter to be sent letting Mr. Castillo that it is his responsibility to replace the pool cage.

B. Vigna reports on vacant lots that need to be cleared of pepper trees, golf carts, hedges, perimeter fences and the unfinished construction on Observer Ct. J. Carlson to contact the County and Attorney Oaks on the removal of the construction material on Observer Ct.

*SOUTH

*Stacher - 2333 Nuremberg Blvd. (81903) - Fence

Received a letter from Mr. Stacher stating that his 4' high fence was installed in 1977. Board decision to allow the fence to remain because it is 20+ years old.

*Repaired fences: Savage - 2223 Oberon Ln (796-23) & Copenhaver 02410 Nuremberg (818-08)

The Association has sent several letters to both property owners in regards to the procedure requiring them to obtain a permit to repair or replace their fence at the three foot height. Both fences have been repaired at a 4' foot height. **A motion was made by H. Goldstein and supported by B. Vigna to proceed.** Motion carried.

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R. Woods reports 431 violations; 318 violations complete; 113 violations still active.

J. Carlson to meet with Attorney Oaks and Tiseo to discuss the procedure of offering mediation versus filing suit.

J. Carlson reports that Section 20 Board is not ready to meet with Section 23 Board.

*MULTI FAMILY

*Clervil - 1501 Capricorn Blvd. (683-07) - Deed Restriction

The Association has met all requirements for the mediation procedure. Ms. Clervil did not respond to the petition therefore the Board is able to file suit. **A motion was made by R. Brown and supported by H. Goldstein to proceed with filing suit.** Motion carried.

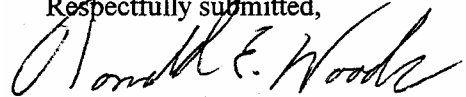
5. OTHER BUSINESS

No other business.

6. ADJOURNMENT

Meeting was adjourned at 3:30 PM.

Respectfully submitted,



Ronald Woods, Secretary

Recorded by:



Teresa Boucher