

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 27, 2008

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Gladwin Unrau, Harvey Goldstein, Leonard Alsene, Jay Carlson and Teresa Boucher.

Absent: Joseph Harris, Clyde Kang and Andrew Davis

Guests: Property Owners: Vicky Craig, Dan Gawenda, and Don Petersen

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 5:30 PM.

3. APPROVAL OF MINUTES

A motion was made by H. Goldstein and seconded by L. Alsene to approve the minutes of the Special Board Meeting of February 19, 2008 as written. Motion carried.

A motion was made by H. Goldstein and seconded by G. Unrau to approve the minutes of the Regular Board Meeting of February 28, 2008 as written. Motion carried.

4. ED BRAUER – 1424 RAZORBILL LN (711-25) – COLLECTION FEE

Mr. Brauer telephoned the Association office and cancelled his appearance.

5. MAXIM WILLIAMS – 25444 BABELLE CT (719-11) – LANDSCAPING REQUIREMENTS

Mr. Williams telephoned the Association office and cancelled his appearance.

6. COMMITTEE REPORTS

FINANCIAL REPORT - Jay Carlson

The Financial Analysis, balance sheet and check register were distributed ending February 29, 2008. The account balances total \$200,495.12. As of the end of February there were 170 outstanding delinquent accounts. **A motion was made by H. Goldstein and seconded by L. Alsene to approve the financial report for February 29, 2008 as presented.** Motion carried.

J. Carlson, C. Kang and T. Boucher met to go over the financial statements. Will be making changes to the reports for better presentation.

Minutes of March 27, 2008 Section 23 POA

*Dwyer (763-25) – Remove Deed Restriction Attorney Letter Charge

Received an email from the owner that the cleanup of the vacant lot was completed prior to the attorney involvement. Also received documentation from Mylok confirming the date of the completion. **A motion was made by H. Goldstein and seconded by L. Alsene to remove the \$50.00 Attorney letter charge from the Dwyer account based on the documentation that the lot had already been cleaned up.** Motion carried

*Merino (823-20) – Payment Plan

Received a letter from the property owner requesting the Board allow them to clear up their account by making three monthly installments, beginning April. **A motion was made by H. Goldstein and seconded by L. Alsene to accept payment in three monthly installments with the first payment being due no later than April 25, based on the owner's hardship.** Motion carried.

COMMON AREA & LAKES – Joseph Harris

*Mitchell – 26216 Constantine Rd (829-01) – Fishing

Received a letter from the property owner who is concerned for their safety and privacy as it pertains to people fishing behind their home at all hours of the day and night. The Board discussed setting guidelines that would set time frames that fishing is allowed and what activities are not permitted in the greenbelt, such as, alcohol consumption, use of barbecue grills, etc., however the Board could not preclude other residents from using the lake. Also discussion on placing a “no trespassing” sign behind the Mitchell’s fence in order to deter people from entering the greenbelt area from behind the Mitchell’s home. R. Woods and H. Goldstein to discuss these options with the Mitchells.

ARCHITECTURAL REVIEW – Gladwin Unrau

Permits issued – 2 pools & 1 – fence

*Townhomes of Deep Creek – Rio de Janeiro Ave - Enclosure

Received a sketch for the Boards consideration of approval to install a 6’ high white vinyl enclosure in order to shield the pool equipment from view. **A motion was made by H. Goldstein and seconded by G. Unrau to approve the installation of the enclosure.** Motion carried.

*Tew – 1161 Rio de Janeiro Ave (664-04) – Rear Setback Variance

Mr. Tew requests a 3’ variance of the rear setback in order to extend the rear pool deck to make the pool safer for handicapped individuals. The adjacent property owners have been notified of the variance petition and have no objection. The Board reviewed all documentation submitted and found that due to the lot being of standard shape and size and no hardship to access the pool being evident, the variance was denied. **A motion was made by H. Goldstein and seconded by G. Unrau to deny the 3’ variance of the rear setback.** Motion carried.

Minutes of March 27, 2008 Section 23 POA

COUNTY LIAISON – Harvey Goldstein

H. Goldstein and R. Woods attended the MSBU meeting. Commissioner D’Aprile and Section 20 President, Kim Jakubaitis was also in attendance.

DEED RESTRICTIONS

*NORTH – Clyde Kang

*Loy, Jesse – 26194 Rampart Blvd (757-01) – Bids for Lawn & Landscape Maintenance

The Association sent out proposals for bid to three lawn maintenance companies to trim trees, shrubbery, bushes & hedges, remove weeds from the property including the stone areas and haul away all trimmings from the property. The Association received two bids. **A motion was made by H. Goldstein and seconded by G. Unrau to award the job to Ernie’s Lawn Care once the Association receives the proper license and insurance information.** Motion carried.

*NORTH – Joseph Harris

No report

*SOUTH – Leonard Alsene

*Shore – 2194 Rio de Janeiro Ave (790-07) – Lawsuit

The property is still in violation for failing to maintain the lawn. The Offer to Participate in Presuit Mediation was returned to Attorney Oaks marked “unclaimed”. **A motion was made by H. Goldstein and seconded by L. Alsene to proceed with filing a lawsuit in order to bring the property into compliance.** Motion carried.

*SOUTH – Harvey Goldstein

*Middaugh – 26422 Lance Ln (795-08) – Offer to Mediate

The property is still in violation of failing to remove weeds from around the property. **A motion was made by H. Goldstein and seconded by L. Alsene to proceed with the Offer to Mediate.** Motion carried.

*MULTI FAMILY – Andrew Davis

No report

*VACANT LOTS – Ron Woods

R. Woods has divided up the vacant lot mowing inspection lists among the deed restriction committee. There are over 300 lot owners who have not responded to the Associations February letter that reminds them of their responsibility to mow their vacant lot.

Minutes of March 27, 2008 Section 23 POA

7. OTHER BUSINESS

*Litter Pickup Proposals

On March 7, 2008 the Association sent letters to twenty seven (27) companies in order to obtain bids to pickup litter from the swales along Sandhill, Capricorn, Rio de Janeiro, Rampart and the multi family area.

Out of the twenty seven letters, five were undeliverable, four companies called for additional information and one bid was received. The bid was based on pickup once a month at an hourly rate of 5 hours @ \$37.00 an hour for 10 miles (or one side of the street) and 10 hours @ \$37.00 an hour for 20 miles (or both sides of the street). J. Carlson to make further contact with those that had questions. The Board will wait until the April meeting to see if more bids are received.

*I-75/Capricorn Blvd. – Sound Barrier Petition

The petition along with a letter from the Association was mailed to all the County Commissioners. Only one response received from Commissioner D'Aprile who said that I-75 is a state highway and out of the County's jurisdiction. Will contact our State Representatives for a help.

10. ADJOURNMENT

Meeting was adjourned at 7:15 PM.

Respectfully submitted,

Harvey Goldstein, Secretary