

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 25, 2006

1. CALLING OF THE ROLL

In attendance: Robert Bracken, Gladwin Unrau, Joseph Harris, Ron Woods, Harvey Goldstein, Robert Vigna, and Jay Carlson

Guests: Property Owners: Mr. Aldrich, M/M Rossi, Jane Bracken and Elaine Unrau; Don Petersen, DCCA 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 seconded by H. Goldstein to approve the minutes of the meeting of April 27, 2006 meeting with the correction to a motion made by R. Woods and supported by H. Goldstein to refund Maureen Carroll the admin fee and lien filling charge. The motion should read "A motion was made by R. Woods and seconded by H. Goldstein". Motion carried.

4. BILL ROSSI – 1631 NUREMBERGBLVD (717-02 & 03) - FENCE

Mr. and Mrs. Rossi received a letter stating they were in violation of the restrictions by allowing their hedges to grow in excess of 3' in height, having a fence that is located in the front yard and replacing 90% of the fence after hurricane damage at a height that exceeds 3'. M/M Rossi submit a letter explaining that the "fence" is not classified as such - as stated in their appraisal at the time of purchase in 1997 it is stated that it is a "decorative element". Some Board members contend that the "structure" is not a fence because it is not attached to the building or used as an enclosure, others claim that it could be classified as a trellis. J. Carlson suggests the Board send this issue along with photos to Attorney Oaks for advice. **A motion was made by R. Vigna and seconded by H. Goldstein to have the information discussed at this meeting turned over to Attorney Oaks for direction and to advise Oaks that the Board is split on this issue.** Motion carried.

5. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis, Income Statement, Balance Sheet and Check Register as of April 30, 2006 were distributed.

The ending cash balance is \$424,131.08; operating acct \$297,185.19; money mkt. performance acct \$88,101.28; money mkt. reserve acct \$19,305.81; storm repair acct 19,538.80.

There will be considerable expenses in May for office building expenses.

The cleanup crew will be concentrating on removing debris from the lakes in the next few weeks.

J. Carlson will be filing a supplemental claim to the insurance carrier for expenses such as storm shutters, parking area paving and possibly landscaping.

COMMON AREA & LAKES

J. Harris reports that lake levels are low not much activity. Received a few calls regarding illegal fishermen.

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*Rip Rap Maintenance

J. Carlson called Gulf Coast Aquatics regarding the condition of the rip rap areas. R. Gulau just finished spraying all rip rap areas. He plans to spray these areas quarterly.

*Pile of Debris - Kenya Greenbelt

R. Woods reports that there is a large pile of debris on the Kenya Lane greenbelt. J. Carlson will inspect and see that it is removed.

ARCHITECTURAL REVIEW

Construction permits issued: 3 houses; 3 pools; 1 fence

The Building Permit Application Package will be updated that a landscape plan is required to be submitted for new homes.

J. Carlson to inspect the new home at 2441 Rio de Janeiro Ave (809-08) to be sure Ferraro Homes air conditioned the garage as required by the Board at the August 25, 2005 meeting.

Building plans were submitted by Jerez Builders to build a single family home on Hong Kong Rd (771-15) with the living area at 1996 square feet. **A motion was made by R. Vigna and seconded by H. Goldstein to deny the permit to Jerez Builders to build a home less than 2000 sq ft under air.** Motion carried.

*Wire Trash Receptacles @ Construction Sites

R. Woods reports that many sites that use the wire trash receptacle are unsightly with uncontained garbage. J. Carlson suggests that a letter be sent to the Builders & Contractors Association in regards to this Issue.

CONSTRUCTION REVIEW & COUNTY LIASON

H. Goldstein spoke to Commissioner D'Aprile. The Hampton Apts. addition is underway, and the school bus turn around is still in the works.

R. Bracken encourages all Board members to attend the MSBU meeting on May 30.

DEED RESTRICTIONS/NORTH

*Boyd- 25061 Nectar Ct (681-14)

The violations still exist as stated in the Final Judgment. **A motion was made by H. Goldstein and seconded by R. Woods to have Attorney Oaks proceed with legal action due to noncompliance by M/M Bovd at 25061 Nectar Ct.** Motion carried.

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*Sannon- 1158 Ricardo Ln (670-01)

All violations have been corrected as stated in the Motion to Enforce. Will notify Attorney Oaks that the Motion has been satisfied however there are still some minor repairs needed.

*Donovan - 25280 Palisade Rd (636-09) - Cosmetic Changes

Received a request from the property owner to make cosmetic changes to the exterior of the home. **A motion was made by R. Bracken and seconded by H. Goldstein to notify the property owner that their request for approval for cosmetic changes has been approved as submitted.** Motion carried.

R. Vigna submits preliminary guidelines for landscape requirements, enforcement procedures and web site recommendations. He also submitted a list of approx. 30 homes that have inadequate landscaping, letters will be sent to these owners.

J. Carlson reports the loose construction material is scheduled to be removed from the Observer Ct construction site on May 31, 2006.

DEED RESTRICTIONS/SOUTH

*Messina - Rio de Janeiro Ave (815-09) - Fence

Attorney Oaks' certified letters have been returned marked "unclaimed". **A motion was made by R. Woods and seconded by H. Goldstein to have Oaks proceed with filing the lawsuit.** Motion carried.

*Corner Store - Landscaping

Landscaping is inadequate. Some improvements have taken place, will watch property, if no action to increase the landscaping will send letter.

*Germana - 2355 Bremen Ct (821-04) - Fence & Hedge

Mr. Germana responded to violation letter, that the hedges have been trimmed and the fence is only higher than 3' in some areas because of the slope of the property. **A motion was made by R. Woods and seconded by H. Goldstein to accept the explanation by Mr. Germana and allow the fence to remain.** Motion carried.

R. Woods requests another Board member to inspect the fence located at 2344 Rio de Janeiro for the placement. R. Bracken will inspect.

The mediation for Williams, 26039 Constantine Rd took place on May 17, 2006. A settlement could not be reached, the POA will proceed with filing suit.

DEED RESTRICTIONS/MULTI FAMILY

*Innovative - 26227/26237 Northern Cross Rd & 1266 Saxony Cir -Sign

Received a request to display a sign at the two construction sites during the construction phase. **A motion was made by H. Goldstein and seconded by R. Woods to approve the signs as indicated in the letter of request.** Motion carried.

*McCall - 1590 Navigator Road (742-04) – Hearing

Hearing scheduled for July 10, 2006. Will determine who will attend at the June Board meeting.

6. OTHER BUSINESS

*CuI de sac Maintenance

R. Woods has noted that the cul de sacs are in poor shape. Vehicles park & drive over them; most don't have grass and those that do are not mowed. R. Woods recommends that the POA send a letter to Public Works reminding them of their responsibility.

*Resignations

Received a letter of resignation from Peggy Brown effective May 17, 2006. She will not be able to fulfill her obligation due to other commitments and possible relocation from the Deep Creek area.

Received a letter of resignation from Bob Vigna effective May 31, 2006. He will not be able to fulfill his obligation due to travel and other commitments.

*DCCA

D. Petersen reports that there are electrical problems at the Rio entrance sign, the spot light has been eliminated, no electricity is being used until problems are fixed.

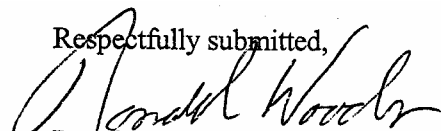
*Charlotte County Sheriff's Dept

The Board wishes Deputy Scott well as she retires from the Sheriff's Dept June 30, 2006.

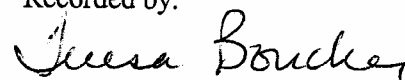
7. ADJOURNMENT

Meeting was adjourned at 3:00 PM.

Respectfully submitted,


Ronald Woods, Secretary

Recorded by:


Teresa Boucher