

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 24, 2007

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Joseph Harris, Eugene Perry, Leonard Alsene, Andy Davis, Jay Carlson and Teresa Boucher.

Absent: Gladwin Unrau and Harvey Goldstein

Guests: Property Owners – Karen Perry, Lou Boudot and Don Peteresen; Charlotte County Deputy Bob Melendez. NOTE: Guests that 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 2:00 PM.

3. APPROVAL OF MINUTES

A motion was made by G. Perry and seconded by L. Alsene to approve the minutes of the meeting of April 26, 2007 as written. Motion carried.

4. LOU BOUDOT – 26413 LANCER LN (795-12) – BILL CONE

Lou requests the Board consider honoring past President Bill Cone for his services by displaying a plaque in the Association building. Bill Cone was instrumental in the purchase of the Association building and implementing other ideas and procedures that have been beneficial to the Association. The Board to consider request and contact Lou with decision.

5. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis reports were distributed ending April 30, 2007. The ending cash balance is \$319,992.20; operating acct \$192,799.34; money mkt performance acct \$89,628.38; money mkt reserve acct \$19,430.98; storm repair acct \$18, 133.50.

Collected \$8,000.00 in assessments in the month of April, liens will be filed against properties that have small amounts past due and foreclosure proceedings will begin on those accounts that have not paid the 2006/07 assessment.

COMMON AREA & LAKES

J. Harris reports that lake levels are low.

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ARCHITECTURAL REVIEW

The property owners at 1401 Kindel Ct. have dug out the hole for the installation of the pool and piled the dirt in the greenbelt. They have been notified to remove the dirt and that the pool and addition permits have expired. Permit renewals will not be granted until the dirt is moved from the greenbelt.

CONSTRUCTION REVIEW & COUNTY LIAISON

No report.

DEED RESTRICTIONS

*NORTH

*Robert Lozada – 26003 Ocelot Ln (662-14) –Mediation

The property owner has received notices from the Association and the Association Attorney for failing to routinely maintain the lawn and landscape and repair the torn porch screen as required in the restrictions. **A motion was made by A. Davis and seconded by L. Alsene to proceed with mediation.** Motion carried.

*Igor & Irina Rachov – 1232 Neapolitan Rd (733-26) – Mediation

The property owner has received notices from the Association and the Association Attorney for failing to routinely maintain the lawn and landscape as required in the restrictions. **A motion was made by A. Davis and seconded by J. Harris to proceed with mediation.** Motion carried.

*Sean & Susan Spoons – 25295 Cayce Ct. (713-17) – Small Boat Storage

The property owner has received notices from the Association in regards to the storage of a small boat in the rear yard. The boat has now been covered with a tarp. The boat is still in violation until it is shielded from view according to Board Resolution No 1998-3.

*Violations at 25434 Rampart Blvd - The office has received numerous complaints about the operation of a food distributing business at 25434 Rampart Blvd. The Health Dept and County Code Compliance have been notified and the Association will continue to pursue the business operation and illegal parking of vehicles through the deed restriction process.

*Vacant Lots - The vacant lot clean-up program is ongoing. The four properties at the corner of Rampart & Capricorn are currently being cleared of Brazilian peppers, dead vegetation, weeds, vines and unsightly growth.

*Structures - G. Perry requests the Board review Article XIII “Other Structures” as it pertains to playhouses. Will discuss at next meeting.

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*SOUTH

*Prevention Foreclosure Services, Inc – 2455 Nuremberg Blvd (819-18) – Mediation

The property owner has received notices from the Association and Association Attorney for failing to remove multiple oversized signs. L. Alsene reports that the signs are no longer displayed.

*MULTI FAMILY

*Speed Limits in Housing Areas

A. Davis would like to see the speed limits lowered in Deep Creek. There are many residents who jog and walk their dogs and the current speed limit is dangerous. Speed limits are not regulated by the Association, would need to contact the County.

*Water Shortage

A. Davis is in favor of desalination as a help to the water shortage problem. R. Woods suggests contacting Charlotte County Utilities to get more information.

6 OTHER BUSINESS

*Charlotte County Sheriff's Dept – Bob Melendez

Reports that today is the last day of school. Deputy Melendez cautions residents to be careful driving and to report any disruptive behavior to the Sheriff's Dept.

*Karen Perry – Mrs. Perry addresses the Board with concerns in regards to deed restrictions. Mrs. Perry feels the deed restrictions are ambiguous and the resolutions have good intentions but are indecisive and much is left to the Board members to decipher the intent. Mrs. Perry brings several issues before the Board for their consideration of enforcement; net fishing & night fisherman in Section 23 lakes – Association could post signs allowing lake use only from sunrise to sunset; motor home parking – Association could issue permits. R. Woods states that the Board would take into consideration the issues brought before them.

*Signs – A suggestion was brought before the Board at the April meeting that the deed restriction committee post magnetic signs on their vehicles while doing inspections so the residents would know who they were. The Board members considered the recommendation and decided not to post magnetic signs on their vehicles.

Litter – Mr. Wojtkiewicz addressed the Board at the April meeting to consider allocating funds in the budget to pay a few individuals to pickup litter from the main roadways of Deep Creek. The Board decided they did not want to pay to have litter picked up.

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*James Loy – A hearing is set for June 5, 2007 to collect fees and costs due to deed restriction violations. J. Carlson and A. Davis to attend hearing.

*Rio de Janeiro Entrance Sign – R. Woods will discuss with the DCCA President, Chris Burr, relocating the entrance sign to the greenbelt area on Rio behind Mauritania Rd.

*DCCA Picnic – Don Peteresen reminds the Board of the Memorial Day picnic to be held at the Harbor Heights Park from 11:00 – 2:00.

7. ADJOURNMENT

Meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Eugene Perry, Secretary