

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 27, 2006

1. CALLING OF THE ROLL

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

Guests: Property Owners- Thomas Persinger, George Vokey and Geoffrey Marshall; Deputy Bob Melendez.

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 H. Goldstein and seconded by R. Woods to approve the minutes of the meeting of June 15, 2006 as written. Motion carried.

4. THOMAS PERSINGER – 1393 KINDEL CT. - VIOLATIONS

Mr. Persinger accuses the Board of harassing him with violation letters. Board members explain the violation enforcement procedure and assure Mr. Persinger that he is not being harassed.

5. GEORGE VOKEY – 25411 PALISADE ROAD (671-06) – VARIANCE REQUEST

Mr. Vokey requests a 5' variance of the rear setback in order to accommodate a pool. The Board reviewed the site plan & drawings submitted. **A motion was made by R. Woods and seconded by J. Harris to deny the variance based on policy that variances are not granted on straight lots.** Motion carried.

6. GEOFFREY MARSHALL – GENESIS SALON

Mr. Marshall will be renting space for a barber chair at the Genesis Salon. He requests Board approval to place a sign on the building similar to Genesis' sign and erecting a barber's pole. **A motion was made by H. Goldstein and seconded by R. Woods to allow the sign and barber pole.** Motion carried.

7. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis reports were distributed ending June 30, 2006. The ending cash balance is \$283,065.73; operating acct \$157,137.86; money mkt performance acct \$88,359.44; money mkt reserve acct \$19,329.63; storm repair acct 18,238.80.

The final balance on office building repair (storm damage) expense is \$141,000.

Storm cleanup expense for the greenbelt was \$232,000 in fiscal year 2004/05; total this fiscal year 2005/06 is \$140,000 with more expenses expected for cleanup.

The proposed budget for f/y 2006/07 was presented. J. Carlson explains that Greenbelt Mowing Service costs have increased due to the price of fuel & fee increase; Insurance costs have increased; Property Transfer Fees have been added to the revenue column. **A motion was made by H. Goldstein and seconded by R. Woods to approve the 2006/07 budget with the noted changes.** Motion carried.

*Gomes – 26080 Tattersall Ln (747-03) – Waive Fee

The Association sent three notices to Mr. Gomes that he was in violation of the maximum fence height and having an unscreened pool. There was no contact made by Mr. Gomes, therefore the matter was turned over to Attorney Oaks which resulted in a charge to Mr. Gomes account for the cost of the attorney letter. After receiving the attorney letter Mr. Gomes sends a letter requesting the Board waive the charge for the attorney letter. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to waive the \$50.00 charge from Mr. Gomes account.** Motion carried.

COMMON AREA & LAKES

J. Carlson received a report that there is a flooding problem at the corner of Rio de Janeiro & Neapolitan Road. A few years back the Association did some work to alleviate the problem – can't do any more to remedy the problem. The water is gone within 72 hours which is normal. There are plans to regrade around Templar area next fiscal year – may help this area.

ARCHITECTURAL REVIEW

Construction permits issued: 3 house; 1 pool; 3 fence

CONSTRUCTION REVIEW & COUNTY LIASON

H. Goldstein reports the MSBU increase was rejected by the County Commissioners.

DEED RESTRICTIONS

*NORTH - No report

*SOUTH

*Thompson – 26341 Madagascar Rd (812-01) – File Suit

Several notices were sent to the owner from the Association and notices from Attorney Oaks for violating the restrictions by allowing the property to remain overgrown and unsightly with debris. **A motion was made by R. Woods and seconded by H. Goldstein to have Attorney Oaks file suit against the property owner.** Motion carried.

*Behrens – 2325 Nuremberg Blvd. (819-02) – File Suit

Several notices were sent to the owner from the Association and notices from Attorney Oaks for violating the restrictions by not completing repairs to the home. **A motion was made by H. Goldstein and seconded by R. Woods to have Attorney Oaks file suit against the property owner.** Motion carried.

*MULTI FAMILY

G. Perry reports vacant lots that are overgrown and encroaching the neighboring properties on Navigator Road. He also reports that there is no change to McCall's property on Navigator Road.

*Links Edge Condo – 1275 Saxony Cir – Netting

The Association received a letter requesting approval to erect netting at the end of the swimming pool to protect the residents from stray golf balls. Because the netting can be classified as a fence, the Board denies the request and further suggests that caging the pool would be a solution. **A motion was made by R. Bracken and seconded by H. Goldstein to deny the request to erect netting at the swimming pool.** Motion carried.

8. OTHER BUSINESS

*Resignation

Received a letter of resignation from Robert Trout effective July 18, 2006. He will not be able to fulfill his obligation due to new employment.

*Annual Meeting

Still looking for candidates to run for the Board.

The organizational meeting is scheduled for October 19, 2006 @ 1:00 pm.

*Charlotte County Sheriff's Dept – DFC Bob Melendez

J. Harris reports a problem with ATV riders traveling over the roads, swales and greenbelts. Will provide address information to Deputy Melendez.

9. ADJOURNMENT

Meeting was adjourned at 3:05 p.m.

Respectfully submitted,

Ronald Woods, Secretary

Recorded by:

Teresa Boucher