

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 26, 2007

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Joseph Harris, Gladwin Unrau, Harvey Goldstein, Andy Davis and Teresa Boucher.

Absent: Eugene Perry, Leonard Alsene and Jay Carlson

Guests: Vacant Lot Contractors – Florida Tree (Nick), Reynolds Mowing (Bob), Mylok Grass Cutters (Mike), Jim Tierney (Jim) and Steve Hazeltine Tree Service (Steve). 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 1:00 PM.

3. APPROVAL OF MINUTES

A motion was made by H. Goldstein and seconded by A. Davis to approve the minutes of the Regular Board Meeting of June 26, 2007 as written. Motion carried.

4. VACANT LOT CONTRACTORS

The Board of Directors invited the vacant lot contractors to the meeting to discuss the vacant lot cleanup policy and the requirements set forth by the Board. R. Woods explained that the purpose of having Brazilian pepper trees, stumps, dead vegetation, underbrush, unsightly growth, weeds, vines, trash and debris removed is so the entire lot can be mowed. The Contractors explain that the County will not allow clearing of lots without a permit and, in the cases, of scrub jay lots the County limits the equipment they can use. The contractors further explain that trash cleanup is not in their scope of work.

5. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis reports were distributed ending June 30, 2007. The Board will review and address questions to J. Carlson. **A motion was made by A. Davis and seconded by H. Goldstein to approve the financial reports as presented.** Motion carried.

*Cecilia Doligosa Navidad – Considine (822-01) – Waive Lot Mowing Charge

Received a request from the property owner to have the mowing charge removed from her account. Ms. Navidad states that she had a contract with Whidden Tractor in 2006 and thought her lot was being maintained and was not aware that Whidden had passed away. The Association has sent correspondence to Ms. Navidad in regards to the maintenance of her lot, the Association received no correspondence in return and the lot was overgrown. **A motion was made by H. Goldstein and seconded by A. Davis to deny the request to waive the \$80.00 lot mowing charge.** Motion carried.

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*Rita Hersey – 2362 Nuremberg Blvd. (818-13) – Waive Attorney Letter Charge

Received a request from the property owner to waive the Attorney letter charge from her account. Ms. Hersey states that she did all that she could to have her pool cage replaced, however she had no control over the contractors schedule. **A motion was made by H. Goldstein and seconded by J. Harris to deny the request to waive the \$50.00 deed restriction violation charge.** Motion carried.

*Sandi Elliott Knapp – 25474 Rampart Blvd (727-09) – Waive Attorney Letter Charge

Received a request from the property owner to waive the Attorney letter charge from her account. Ms. Knapp states that she did not receive the deed restriction letter and that the oversized sign was removed as soon as she got the bill. **A motion was made by H. Goldstein and seconded by A. Davis to deny the request to waive the \$50.00 Deed Restriction Attorney Letter charge.** Motion carried.

COMMON AREA & LAKES

R. Woods reports that Tara Musselmann, CC Public Works (MSBU), reported to the MSBU Committee that Section 23 sent a letter to Public Works to discontinue filling County water trucks with water from Section 23 lakes, she further stated that Public Works would now have to pay for water.

ARCHITECTURAL REVIEW

Construction permits issued: 1 - pool

There are several construction sites with no activity. Will check with the County as to their code and remedy for abandoned construction sites.

CONSTRUCTION REVIEW & COUNTY LIAISON

H. Goldstein reports that Chili's Restaurant is coming soon near the Walmart store on Kings Highway.

DEED RESTRICTIONS

*NORTH

*Roman Slipatchuk – 25157 Lahore Ln (677-10) – Update

Mediation was held July 19, 2007 with R Woods and J Carlson in attendance. An agreement was reached that the deck is to be removed and Mr. Slipatchuk is to pay the Association \$500.00 for attorney fees and costs within 60 days.

*Robert Sweeney – 1185 Rio de Janeiro Ave (664-07) – Mediation Date

The mediation has been scheduled for August 9, 2007. R. Woods and A. Davis to attend.

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*Melsadie Glenn – Vacant Lot – Rupert Road (720-01) – Mediation

The property owner has received several notices from the Association and the Association Attorney for failing to remove unsightly growth from the vacant lot. **A motion was made by H. Goldstein and seconded by A. Davis to proceed with mediation.** Motion carried.

*SOUTH

*PJ's Development – 2122 Mauritania Rd (770-14) – Mediation Date

The mediation has been scheduled for September 11, 2007. R. Woods and A. Davis to attend.

*MULTI FAMILY

A. Davis reports that he has been working on such issues as dumpster maintenance, signs and vacant lot maintenance.

6 OTHER BUSINESS

*Annual Meeting Prep

The Annual meeting is scheduled for Wednesday October 17, 2007 @ 7:00 PM. Arrangements have been made with the Lutheran Church on Luther Road. Don Petersen has agreed to chair the Nominating Committee.

Board members are working on newsletter articles which are due August 10. Still need one candidate for the election.

*Evening Board Meeting – August

The August 23, 2007 Board meeting will be held at 5:30 PM. Notice has been posted on the website and bulletin board. Will post in the newspaper as time draws nearer.

*Charlotte County Sheriff's Dept – Bob Melendez

No report.

*The joint (Sec 20 & Sec 23) MSBU committee met July 13, 2007. Each section will survey their area to determine what pipes need attention.

The MSBU Committee meeting was held July 24, 2007. The Desoto Canal maintenance is considered beautification according to the MSBU Committee. They are still working to get Rio de Janeiro, Nuremberg and other main roads named as connector roads so that the cost of maintenance for these roads are not taken from the MSBU funds. R. Woods submits to the Section 23 Board the CC Public Works Divisions – Deep Creek – MSBU Financial History for FY 1999 thru FY 2007.

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*The Board will allow five (5) minutes to each guest, on the agenda, to address the Board at monthly meetings.

*J. Carlson provided the 2007/08 budget to the Board members for their review. Questions will be directed to J. Carlson.

*J. Carlson has presented his contract for property management for the Board members to review. Questions to be directed to J. Carlson.

*The Board will soon be reviewing the greenbelt mowing contract.

7. ADJOURNMENT

Meeting was adjourned at 3:20 p.m.

Respectfully submitted,

Eugene Perry, Secretary