

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 24, 2008

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Gladwin Unrau, Harvey Goldstein, Leonard Alsene, Clyde Kang, Vicky Craig, and Teresa Boucher.

Absent: Joseph Harris and Jay Carlson

Guests: Property Owners: Gary Ogg & Don Petersen and CC Deputy Bob Melendez

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 1:00 PM.

3. APPROVAL OF MINUTES

A motion was made by H. Goldstein and seconded by C. Kang to approve the minutes of the Regular Board Meeting of June 26, 2008 as written. Motion carried.

4. GARY OGG – 25399 RUPERT RD (720-03) - GAZEBO

Mr. Ogg addresses the Board in regards to the placement of a gazebo in his rear yard/greenbelt. Mr. Ogg reports that he has already started to remove the gazebo, however with the Boards approval would like to have two trellises in the rear yard of his home. The Board requests a sketch of the proposed trellises (which Mr. Ogg provides before leaving the meeting). **A motion was made by H. Goldstein and seconded by V. Craig to approve the two trellises, to be located in Mr. Ogg's rear yard, as presented in the sketch, contingent on a letter from the neighbor, that they have no objection to the placement of these trellises.** Motion carried.

5. COMMITTEE REPORTS

FINANCIAL REPORT

*Financial Reports – Proposed Changes

C. Kang submits his recommendations on the distribution of monthly financial reports. C. Kang had the opportunity to see the software program that is currently in use and finds that it is adequate and provides everything that is needed, therefore no need to change. He also suggests that the Board members be provided the Income Statement with figures for the current month and year to date totals, Balance Sheet, Cash Flow Statement and Check Register and discontinue the distribution of the Financial Analysis Report. **A motion was made by C. Kang and seconded by H. Goldstein to accept the changes to the distribution of financial reports at the Board meetings.** Motion carried.

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*2008/09 Budget

C. Kang and J. Carlson both submit budget drafts for the Board's review. The Finance Committee will meet July 29, 2008 @ 1:00 PM to finalize the budget.

The Financial Reports for month ending June 30, 2008 were distributed. Discussion tabled for August 28 Board meeting.

*Mason – Observer Ct (692-11) - Collection

This property is in mortgage foreclosure and the owners have filed bankruptcy, making it difficult for the Association to recover fees & costs due on this account. Attorney Oaks will docket this file for August 15, 2008 and recheck the status of the bank foreclosure and the bankruptcy. **A motion was made by H. Goldstein and seconded by L. Alsene to table this matter for August 28 meeting.** Motion carried.

*Kunz – 2450 Cologne Ln (804-12) – Waive Deed Restriction Attorney Letter Charge

The Association received email and letters from the property owner contesting the Attorney Letter Charge. The Board reviewed this correspondence and inspection notes and found that at the time the attorney was instructed to send a violation letter the property was not in compliance. **A motion was made by H. Goldstein and seconded by L. Alsene to proceed with the collection of the Attorney Letter charge.** Motion carried.

*Bailey – 1420 Capricorn Blvd (697-05) – Payment Plan

The Association received a letter from the property owner requesting the Board allow her to pay the assessment in installments. **A motion was made by H. Goldstein and seconded by V. Craig to approve a payment plan for three installments with the final payment due by October 6, 2008.** Motion carried.

COMMON AREA & LAKES

Lake Zappa is experiencing heavy growth of algae and hydrilla. Notices were mailed to homes that surround the lake informing them that Lake Zappa will be treated on July 28, 2008 and they should refrain from drawing water from the lake to irrigate their lawns for at least two weeks after the treatment.

ARCHITECTURAL REVIEW – Gladwin Unrau

Permits issued – 1 house, 1 addition; 1 fence

COUNTY LIAISON – Harvey Goldstein

Commissioners busy with campaigning. There have been a few election signs erected in Section 23, letters have been sent.

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DEED RESTRICTIONS

*NORTH – Clyde Kang

Majority of the violations are overgrown lawns & landscape and inadequate landscaping.

*NORTH – Joseph Harris

*Mondragon – 25158 Palisade Rd (630-07) – Lawsuit

The property owner is still in violation for failing to maintain the lawn and landscape. There has been no response to the Offer to Mediate. **A motion was made by H. Goldstein and seconded by V. Craig to proceed with filing the lawsuit.** Motion carried.

*Reyes – 1480 Neapolitan Rd (733-01) – Settlement

Ms. Reyes has agreed to settle the deed restriction matter. Association Attorney Tiseo has sent the agreement to Ms. Reyes for signature.

*SOUTH – Leonard Alsene

*Enclosure Height – County Issue Garbage Container

Received documentation from Waste Management with the dimensions for the County issue garbage containers. There will be two sizes available – 96 gallon is 45” tall and 64 gallon is 42” tall. The Board discusses the current restriction height limit (3’) for enclosures. **A motion was made by H. Goldstein and seconded by G. Unrau to present the membership with an amendment to the restrictions that will increase the allowable height of enclosures from 3’ high to 5’ high.** Motion carried. R. Woods to prepare the amendment for the ballot to go out in September for a vote.

*PJ’s Development – 2122 Mauritania Rd (770-14) – Hearing

J. Harris and H. Goldstein attended the hearing for Motion to Enforce Final Judgment and Order to Show Cause July 9, 2008. PJ’s Development did not show at hearing.

There is another hearing scheduled for August 21, 2008 for Order to Show Cause, H. Goldstein and L. Alsene to attend.

*SOUTH – Harvey Goldstein

*Ayres – 26176 Madras Ct (830-32) – Offer to Mediate

The property owner is still in violation of failing to maintain the lawn and landscape. **A motion was made by H. Goldstein and seconded by C. Kang to proceed with the Offer to Mediate.** Motion carried.

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*MULTI FAMILY –

*Browne/Sunnydell Plaza – 26201 Explorer Rd (657-09) – Shadow Box Screens

Received a letter from the property owner requesting approval to erect 6’ tall shadow box screens at the rear of each apartment building behind each unit in order for residents to store their personal items out of view. The Board is unable to make a decision, not sure what a shadow box screen looks like. Will contact the owner to submit a sketch.

V. Craig reports the unsightly condition of the dumpster areas at the multi family units. Most doors on the enclosures are left open and most of the dumpsters themselves are in terrible condition most with lids missing.

*VACANT LOTS – Ron Woods

*Adams Homes - Update

The Association has notified Adams Homes to remove Brazilian Pepper trees, stumps and other growth from three vacant lots. The properties remain in violation and a lawsuit has been filed. The Association received written notice from Adams Homes, Garrett Kizer, requesting to inspect Association records. Garrett Kizer & Dave Marshall inspected records on July 15, 2008 at the POA office. A list of requested document copies were picked up by Mr. Kizer July 16, 2008; an additional list was submitted which will be ready for pickup by July 25, 2008.

*Sever – Capricorn Blvd (683-33) & Zephyr Ct (683-38) – Offer to Mediate

The property owner is still in violation of failing to cleanup the vacant lots by removing Brazilian pepper trees, stumps, dead vegetation, underbrush, unsightly growth, weeds, vines, debris and trash so that the entire lot can be mowed. **A motion was made by H. Goldstein and seconded by L. Alsene to proceed with the Offer to Mediate.** Motion carried.

6. OTHER BUSINESS

*Charlotte County Sheriff’s Dept – Bob Melendez

There have been no home burglaries, a few car burglaries and many scrap metal thefts.

*Annual Meeting

The meeting facility has been reserved and envelopes have been ordered. Still need candidates for the ballot, newsletter articles and amendment information. All info due by August 8.

*Sign for POA Building

Will check with J. Carlson for bids

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*Changes in Law

POA received notices of changes to the law as it pertains to Homeowners Associations. Will discuss with J. Carlson.

*Property Management Bid

The notice for bid for the Property Management contract was published in two editions of the Charlotte Sun newspaper. All bids were due to be submitted no later than July 15, 2008, no bids were received.

*August 28 Board Meeting – 5:30 PM

Notice of the evening meeting, August 28, 2008, has been posted for several months, on the bulletin board at the office and on the Association's website.

7. ADJOURNMENT

Meeting was adjourned at 3:30pm.

Respectfully submitted,

Harvey Goldstein, Secretary