

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
September 27, 2007

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Joseph Harris, Gladwin Unrau, Harvey Goldstein, Leonard Alsene, Andrew Davis, Jay Carlson and Teresa Boucher.

Absent: Eugene Perry

Guests: Property Owners: John MacDonald, M/M Forget, Richard Armfield, and Vicky Craig.

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 L. Alsene to approve the minutes of the Regular Board Meeting of August 23, 2007 as written.** Motion carried.

4. M/M MACDONALD, M/M FORGET & RICHARD ARMFIELD – LAWN MAINTENANCE FOR ABANDONED HOMES

Mr. MacDonald reports the home at 26037 Luzon Ct. (825-02) is vacant, the lawn and landscape are overgrown. The neighbors have heard that the owner has walked away from the home. Also a home at 2357 Montpelier Rd (823-12) appears to be abandoned, the lawn and landscape are overgrown. R. Woods explains that the POA must first attempt to notify the owner of the property in order to give them the opportunity to maintain the property. Should there be no improvement then the Board will review the situation and make a decision on what action to take. Mr. MacDonald suggests that a neighbor who is licensed and insured in the lawn business may be able to mow these properties that are abandoned.

5. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis Statement, balance sheet and check register were distributed ending August 31, 2007. The total cash balance is \$113,683.93. Over 500 payments have been received for the 2007/08 assessment. J. Carlson reports there are several rip-rap projects scheduled – the next project will be between Wateau and Nectar Ct from Capricorn to Lake Zappa. **A motion was made by H. Goldstein and seconded by A. Davis to approve the financial reports as presented.** Motion carried.

\*Kilian – Vacant Lot – Ocelot Ln (662-15) – Waive Attorney Letter Charge

Received a letter of request from Michelle Killian to waive the Attorney fee charged to her account. The charge was for a letter she received from the Association Attorney in order to bring her property into compliance of the restrictions. **A motion was made by H. Goldstein and seconded by A. Davis to deny the request to waive the \$50.00 attorney letter charge.** Motion carried.

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\*Jay Carlson leaves the meeting\*

COMMON AREA & LAKES

The office received a report of a water truck filling up the tank with water from Lake Barnes, the men were approached and told to discontinue this activity.

ARCHITECTURAL REVIEW

Construction permits issued: 2 - fences

CONSTRUCTION REVIEW & COUNTY LIAISON

H. Goldstein reports not much going on. The Hampton Apartments are always in the police beat.

DEED RESTRICTIONS

\*NORTH

On behalf of the Board, R. Woods extends his gratitude for the time, hard work and diligence Gene Perry and his wife Karen put into enforcing the restrictions during Gene's service on the Board of Directors.

\*Knapp – 25192 Derringer Rd (699-11) – Pavers/Drainage

The owner received a letter from the POA that the installation of pavers around the bottom of the driveway restricted the flow of water through the swale and would have to be removed. This driveway does not have a culvert pipe underneath, therefore does not have proper drainage. The POA will not pursue this issue any further, it is a County drainage issue.

\*LaCroix – 1145 Ricardo Ln (670-05) – Mediation

The property owner has received several notices from the Association office and attorney for having a dumpster and storage container at the property for an extended period of time. **A motion was made by A. Davis and seconded by H. Goldstein to proceed with mediation.** Motion carried.

\*Boyd – 25061 Nectar Ct (681-14) – Hearing

A hearing is scheduled October 10, 2007 @ 10:30 AM for Motion to Enforce and For Order to Show Cause. The violation consists of parking work vehicles w/ladder racks attached at the property and having other unsightly items in view. R. Woods and H. Goldstein to attend the hearing.

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\*Hunt – 1061 Fergus Ln (675-02) – Circuit Court

The property owner failed to respond to the Offer of Mediation. Attorney Oaks received the Final Order of Dismissal from the State which allows the Association to proceed with a Circuit Court action for the enforcement of the deed restrictions. **A motion was made by A. Davis and seconded by H. Goldstein to proceed with Circuit Court action.** Motion carried.

\*Rachov – 1232 Neapolitan Rd (733-26) – Circuit Court

Inspection of this property revealed that all violations have been corrected. **A motion was made by H. Goldstein and seconded by A. Davis to notify Attorney Oaks that the violations have been corrected, but to proceed with collecting costs associated with the deed restriction enforcement.** Motion carried.

\*Cabrales – 25434 Rampart Blvd (727-14) – Circuit Court

The property owner failed to respond to the Offer of Mediation. Attorney Oaks received the Final Order of Dismissal from the State which allows the Association to proceed with a Circuit Court action for the enforcement of the deed restrictions. **A motion was made by H. Goldstein and seconded by A. Davis to proceed with Circuit Court action.** Motion carried.

\*Taylor – 1848 Nuremberg Blvd (731-17) – Mediation

Inspection of this property revealed that the pool cage has been installed. There are no outstanding costs due associated with the enforcement, file is closed.

\*Loy (Jesse) – 26194 Rampart Blvd (757-01) – Hearing

A hearing is scheduled October 9, 2007 @ 1:30 PM to Enforce the Mediation Agreement. The violation consists of failure to maintain the landscape. R. Woods and H. Goldstein to attend the hearing.

\*SOUTH

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

Mediation is scheduled for October 8, 2007 @ 9:00 AM in Attorney Oaks office. R. Woods and H. Goldstein to attend the mediation.

L. Alsene reports that most violations are landscape maintenance (weeds) and parking on the grass. He continues to inspect the home on Madagascar where the limousine is parked.

\*MULTI FAMILY

A. Davis and R. Woods spoke to property owner, Carrie Luft, in regards to clearing the vacant lots on Zephyr Ct. of Brazilian pepper trees, stumps, dead vegetation, trash etc. Ms. Luft did not commit to having the lots cleaned up. R. Woods explained that the Association would proceed with enforcement.

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6. OTHER BUSINESS

\*Charlotte County Sheriff's Dept – Bob Melendez

Not present.

\*Received a letter from Mr. Nobe, property owner of vacant lots on Rampart Blvd. R. Woods and J. Carlson to meet with Attorney Oaks to discuss the correspondence.

\*Discussion at the August board meeting in regards to maintenance around telephone poles and other utility boxes located in the county right-of-way. J. Carlson is to survey the area to gather information on the number of overgrown areas and the cost associated to the clean-up. Will follow up with J. Carlson at the October meeting for his progress.

7. ADJOURNMENT

Meeting was adjourned at 2:30 PM.

Respectfully submitted,

Ronald Woods, President  
In the absence of Eugene Perry, Secretary