

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
November 16, 2006

1. CALLING OF THE ROLL

In attendance: Ronald Woods, Joseph Harris, Gladwin Unrau, Eugene Perry, Leonard Alsene and Jay Carlson.

Absent: Harvey Goldstein and Andrew Davis

Guests: Property Owners, Alan Glassford and Robert Del Castillo. Bob Melendez - Charlotte County Sheriff Department.

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 J. Harris and seconded by G. Perry to approve the minutes of the meeting of October 19, 2006 as written.** Motion carried.

4. ALAN GLASSFORD – OBSERVER CT – UNFINISHED CONSTRUCTION/MOWING (692-11)

Mr. Glassford is concerned with the unsightly condition of the property next to his home. The Association had the grass cut around the slab on two occasions, with the last mowing resulting in damaging the water meter. President Woods explains that foreclosure proceedings are to begin on the property which could take months to finalize. The Association will do what they can to mow the property until someone takes possession of the property.

5. ROBERTO DELCASTILLO – SANDHILL VILLAS III– 26021 SANDHILL BLVD – REPAIRS

Mr. Del Castillo requests an extension to February 15, 2007 to complete repairs to 26021 Sandhill Blvd. The Board granted the extension to February 15, 2007 with the understanding that legal proceedings would resume should the repairs not be complete by the extension date. Will notify Attorney Oaks of the Board's decision.

6. COMMITTEE REPORTS

FINANCIAL REPORT

The Financial Analysis reports were distributed ending October 31, 2006. The ending cash balance is \$346,900.61; operating acct \$220,498.31; money mkt performance acct \$88,888.63; money mkt reserve acct \$19,377.17; storm repair acct 18,136.50.

The Balance Sheet reflects Deferred Revenue-Widman (\$18,348.11) – there has been no restitution received for a few years and do not foresee receiving anything more in the future - J. Carlson recommends removing this item from the books.

A refund of \$874.98 for the rental deposit of Unit B will be issued to the Neighborhood Nursing Service.

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There are 822 second notices, for the Annual Maintenance Assessment, ready to be mailed November 17, 2006.

The 2005/06 audit should be complete by December 15, 2006 and ready for the Boards review at the December 19 meeting.

\*Windham Land Development- Nadir Road (758-01) – Waive Collection Fees

Received a note from Thomas Lawrence stating that he would not pay the \$50 admin collection fee, \$25 lien filing charge or \$49.64 for attorney fees & postal costs because he did not receive the mail. The owner did not supply the Association with a new mailing address and all correspondence was sent to the address of record. **A motion was made by J. Harris and seconded by L. Alsene to deny the request to waive the collection fees.** Motion carried.

\*Charlotte County – Constantine Rd/Aden Way (830-34)

Attorney Oaks has been corresponding with County Attorneys as to the collectibility of regular assessments as to land owned by Charlotte County. Attorney Oaks requests direction from the Board as to the pursuit to collect the assessment. **A motion was made by J. Harris and seconded by G. Perry to have Attorney Oaks proceed with dialog with the County and subsequent collection of the assessment.** Motion carried.

\*Mason – Observer Court (692-11) – Foreclosure

Attorney Oaks request direction on proceeding with foreclosure on the Mason property on Observer Ct. **A motion was made by J. Harris and seconded by L. Alsene to proceed with foreclosure.** Motion carried.

\*Sollis – 1401 Kindel Ct (696-08) – Waive Attorney Charges

Received a note from Jan Sollis asking for an apology and that the \$50 fine be wiped from the account. The Board reviewed the advisory, relating to the lack of lawn maintenance, and do not find the violation notices and subsequent involvement of the Association Attorney to be unfounded. **A motion was made by J. Harris and seconded by G. Perry that the \$50.00 Deed Restriction Violation charge is owed by the Sollis'.** Motion carried.

COMMON AREA & LAKES

J. Carlson, J. Harris and R. Woods made a cursory inspection of the greenbelt drainage pipes to prepare a list of necessary repairs.

Section 20 POA and Section 23 POA will have a joint meeting on November 17, 2006 to prepare for the Public Works Deep Creek MSBU meeting scheduled for November 21 @ 9:00 am.

ARCHITECTURAL REVIEW

Construction permits issued: 5 houses; 3 pools; 1 fence; 2 – additions

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CONSTRUCTION REVIEW & COUNTY LIASON

No report.

DEED RESTRICTIONS

\*NORTH

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

The property owner has received several notices in regards to the violation of storing unsightly items in view, having no landscaping, weeds and failure to remove dead trees from rear yard. **A motion was made by R. Woods and seconded by G. Perry to proceed with mediation in order to bring the property into compliance.** Motion carried.

\*Lanese – 25380 Vantage Lane (674-25) – Landscaping

The compliance date to complete the installation of the landscaping was October 18, 2006. Recent inspection shows that the owners are currently working on the landscape but have not finished. The Board will give the owner 30 days to complete the landscape project and to clean up the yard.

\*Lapio – 25523 Terrain Lane (729-24) – Structure/Pergola

The Board ruled that the pergola would have to be removed no later than October 15, 2006. Inspection shows that the pergola is still in the rear yard. Issue is tabled to the December 19, 2006 meeting so that there is a full Board present.

\*Couto – 25376 Kowloon Lane (722-20) – Proper Installation of Water Filter System

The office received a call that a water filter system was installed and the concern was that the system is not hooked up properly. R. Woods inspected and finds that the system is hooked up by extension cords and does not appear to be safe. There is nothing in the restrictions that deals with this issue, will contact the county to check on the proper installation of the filter system and the POA will send a letter to the owner that the system must be shielded from view and the violation of improper storage of garbage containers.

\*SOUTH

\*PJs Development – Mauritania Rd (770-14) – Hearing

A hearing for the Motion for Entry of Default Final Judgment is scheduled for December 11, 2006 @ 10:30 am. R. Woods, L. Alsene and J. Carlson will attend the hearing.

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

Will not proceed with mediation – G. Perry reports that the property has been mowed, the tree trimmings have been removed, the unsightly items are gone and the broken windows have been repaired.

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\*Currie – 2344 Rio de Janeiro Ave (815-08) – Mediation

The mediation scheduled for December 5, 2006 is to be rescheduled for January 2007

\*Marra – 2040 Mazatlan Road (784-02) – Structure/Pagoda

The owner received a violation letter that the structure in the rear yard would have to be removed. L. Alsene spoke with Mr. Marra who requested an extension to the removal of the structure. The issue is tabled to the December 19, 2006 meeting so that the full Board is present.

\*MULTI FAMILY

\*John Kingston, San Cristobal (647-06), Nomad (645-04), Explorer Rd (657-22) – Sign Request

John Miranda & Elizabeth Burr, Realtors for the owner requests approval to install a 3' x 4' temporary sign, advertising the units, at the entrance of the abovementioned properties. **A motion was made by J. Harris and seconded by G. Perry to allow a 3' x 4' sign on each property (64706 San Cristobal, 64504 Nomad and 65722 Explorer). The sign is to be removed no later than May 31, 2007.** Motion carried.

7. OTHER BUSINESS

\*Storage America – 1145 Capricorn Blvd (Tract B) – Sign Request

The property owner phoned the office to withdraw the recently proposed sign sketch. Will resubmit a new sketch.

\*Post “No Soliciting” Signs at Entrances

A request by telephone came to the Association office for the Board to consider posting “No Soliciting” signs at each entrance into Deep Creek. The Board does not want to litter the entrances with signs, property owners may post a no soliciting sign on their door to deter solicitation.

\*Display Art Work – Peter Gaztambide

Mr. Gaztambide requested permission to display his art work in the lobby of the Association office. Due to the liability in case of theft or fire the Board cannot allow the art work to be displayed.

\*Association Business Cards

Dorothy looking into ordering Association business cards that have a blank line for a director to insert their name.

\*Deed Restriction Guidelines

Past Board member Bob Vigna drafted guidelines to help with the enforcement of deed restrictions prior to the end of his term last year. President Woods suggests that the Board review the guidelines and make corrections or additions to finalize the document.

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\*Board Meetings

President Woods asks the Board to give some consideration to holding a few board meetings a year in the evening so that working people can attend.

\*Charlotte County Sheriff's Dept – Bob Melendez

Deputy Melendez reports that crime throughout Charlotte County is on the rise, however Deep Creek has been uneventful.

8. ADJOURNMENT

Meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Eugene Perry, Secretary