

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 20, 2007

1. CALLING OF THE ROLL

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

Guests: Property Owners: Vicky Craig, George Wojtkiewicz, Mr. Elliott and Dan Gawenda

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 J. Harris to approve the minutes of the Regular & Organizational Board Meeting of October 25, 2007 as written. Motion carried.

4. VICKY CRAIG – 25052 PALISADE RD – HURRICANE RECOVERY POLICY – DAMAGED HOMES

Ms. Craig is concerned that should her home be damaged to the extent that she would have to rebuild, her insurance coverage would not be enough to bring her home to the current minimum square footage requirements as set forth in the restrictions. The Board will consult with the Association Attorney for a legal opinion on this matter.

5. GEORGE WOJTKIEWIC – 25164 LAHORE LN – LITTER & MOWING

Mr. Wojtkiewicz addresses the Board again with the litter problem in Section 23. He suggests that the Board look into taking over the mowing of the right of ways from the County and then the trash could be removed prior to the mowing, similar to how it is done on Kings Highway. He further requests the Board to look at the big picture – the time & money already being spent on enforcing the restrictions and maintaining the greenbelts yet ignoring the litter problem seems to be counter productive. J. Carlson will check with Coast Construction to see if they could remove the litter from Capricorn, Sandhill, Rampart and Rio and what the cost would be. The cost for litter removal is not budgeted for this year, the Board will review J. Carlson's results.

6. MR. ELLIOT – 1086 FERGUS LN (675-13) – DECORATIVE COLUMNS

Mr. Elliot submits a photograph of the decorative columns he would like to place in the garden area at the front of the house. The proposed columns are only 32" in height and are not considered a wall, hedge or fence, therefore are not subject to approval.

7. COMMITTEE REPORTS

FINANCIAL REPORT

There were no questions on the financial reports for September 30, 2007 submitted last month. **A motion was made by H. Goldstein and seconded by A. Davis to approve the financial reports for September 30, 2007.** Motion carried

The Financial Analysis, balance sheet and check register were distributed ending October 31, 2007. The total cash balance is \$281,415.40. Funds will be transferred from the operating account to the money market account. Over 900 second notice statements were mailed earlier this month.

Information is being gathered for the audit.

Expended \$90,000 for greenbelt maintenance already this year.

A motion was made by H. Goldstein and seconded by A. Davis to approve the financial reports for October 31, 2007 as presented. Motion carried.

COMMON AREA & LAKES – Joseph Harris

J. Harris received a report that a property owner on Nuremberg was stretching a net across the narrow part of Lake Zappa. J. Harris confronted the property owner who said he would not net the lake again.

ARCHITECTURAL REVIEW – Gladwin Unrau

Construction permits issued: 1 – house and 1- addition

Wester and Company submitted the application and plans for the addition to the home at 2122 Mauritania Rd (770-14), for owner PJ's Development, in order to bring the home into compliance with the restrictions minimum square footage requirement of 2000 square feet. **A motion was made by A. Davis and seconded by H. Goldstein to approve the application for building permit for an addition at 2122 Mauritania Road.**

COUNTY LIAISON – Harvey Goldstein

H. Goldstein, J. Harris and R. Woods attended the DRC meeting on November 15. The committee tentatively approved the three-story buildings for low income 55 and older residents on Sandhill Blvd. According to the developer, this development has deed restrictions and would like to meet with Section 20 and 23 to discuss.

H. Goldstein met with Commissioner D'Aprile to discuss the detour route due to the repair to the Rampart bridge, the incomplete construction at 1330 Observer Ct and the maintenance of the Desoto Canal.

D'Aprile was informed by the State that the Rampart bridge construction would be completed and open for use today and if the bridge was not open D'Aprile would see that the detour route was changed from Capricorn to Rio.

D'Aprile received confirmation that Code Compliance would cut the rebar & pipes flush with the slab at 1330 Observer Ct because of safety issues.

H. Goldstein questioned Public Works position on the maintenance of the Desoto Canal. D'April to look into this issue to obtain more information.

DEED RESTRICTIONS

*NORTH – Clyde Kang

*Wells – 1521 Raintree Ln (722-24) – Lawsuit

The violations have been corrected, however the cost of Attorney fees has not been settled. **A motion was made by H. Goldstein and seconded by A. Davis to proceed with filing the lawsuit to recover fees and costs from the property owner.** Motion carried.

*Mallus – 26178 Rampart Blvd (757-03) – Lawsuit

The violations of parking commercial/work vehicles at the property and overgrown landscape are have not been corrected. **A motion was made by A. Davis and seconded by L. Alsene to proceed with filing the lawsuit for compliance of the restrictions and fees & costs associated with the enforcement of the restrictions.** Motion carried.

*NORTH – Joseph Harris

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

A hearing is scheduled January 7, 2008 @ 10:30 AM for Order to Show Cause. R. Woods and H. Goldstein will attend the hearing. Prior to the hearing R. Woods, H. Goldstein and J. Carlson will meet with Attorney Oaks to go over the case.

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

A hearing is scheduled January 7, 2008 @1:30 PM for Summary Judgment and Motion to Assess Attorney Fees & Costs. R. Woods and H. Goldstein will attend the hearing.

J. Harris inspected his area and found numerous utility trailers being stored in the greenbelt.

*SOUTH – Leonard Alsene

*Deutsche Bank – 26365 Bridgewater Rd (769-07) – Offer to Mediate

The property owner is still in violation of failing to maintain the landscape. **A motion was made by A. Davis and seconded by L. Alsene to proceed with the Offer to Mediate.** Motion carried.

*Freemont Investment & Loan – 2510 Mauritania Rd (803-08) – Offer to Mediate and POA Mow

The property owner is still in violation of failing to maintain the lawn and landscape. The Association office receives several calls a week because of the high grass and would like the Assoc to cut the lawn. **A motion was made by A. Davis and seconded by H. Goldstein to proceed with the Offer to Mediate. The Association will have the grass cut and bill the owner.** Motion carried.

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*Shore – 2194 Rio de Janeiro Ave (790-07) – Offer to Mediate

L. Alsene reports that there has been some work done to remove the weeds around the property. The property owner reported to the Assoc. office that he had been out of the country for several months and did not receive the violation letters. **A motion was made by H. Goldstein and seconded by A. Davis to proceed with the Offer to Mediate.** Motion carried.

*Messina – 2354 Rio de Janeiro Ave (815-09) – Fence Survey

Received the survey of properties 2344 & 2354 Rio de Janeiro in order to determine the location of the fence that is in violation of the restrictions. The survey clearly indicates that the fence is on the Messina property. **A motion was made by H. Goldstein and seconded by A. Davis to instruct Oaks to proceed with the necessary action to bring the property into compliance with the restrictions and to obtain fees & costs.** Motion carried.

*SOUTH – Harvey Goldstein

*American Home Mortgage – 2440 Montpelier Rd (826-02) – Offer to Mediate

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

H. Goldstein reports 71 total violations with 18 of those completed – most violations are lawn & landscape maintenance.

*MULTI FAMILY – Andy Davis

Due to illness, A. Davis has not done a complete inspection – will be able to drive soon.

*VACANT LOTS – Ron Woods

Although a slow process many vacant lots are being cleared of dead vegetation and Brazilian pepper trees. Also the increase to eight mowings a year has improved the appearance of the community.

8. OTHER BUSINESS

*Inadequate Landscaping

There are many homes with no landscaping and others that have a small amount of landscaping only in the front yard. Inspection should include these homes that don't meet the minimum landscape requirements. The normal violation notice procedure will be followed.

*Charlotte County Sheriff's Dept – Bob Melendez

Not present.

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*MSBU Meeting

The next meeting is scheduled for December 3 @ 9:00 AM at Dept of Public Works on Florida St. R. Woods submitted the names of two Section 23 property owners to fill the vacancy on the MSBU Committee only a day after the Committee Chair resigned, but the position was already filled.

*Harborview Sign

J. Carlson reports that Coast Construction is not interested in the job to construct the entrance sign. J. Carlson will advertise the job for bids through the newspaper.

*Townhomes of Deep Creek – Rio de Janeiro – Fence

A letter of violation was sent to the Condo management company that the fence is in violation of the restrictions, will continue to pursue the issue as a violation.

9. ADJOURNMENT

Meeting was adjourned at 3:35 PM.

Respectfully submitted,

Harvey Goldstein, Secretary