

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF
DIRECTORS REGULAR MEETINGS
TUESDAY, JANUARY 20, 2009 at 6:30 P.M.
CAMDEN APARTMENTS
1702 CHAPEL TREE CIRCLE
BRANDON, FLORIDA
MINUTES

I. CALL TO ORDER

Ted Thoman called the Providence Lakes Master Association, Inc. Board of Directors meeting to order at 6:45 P.M. on January 20, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Bob Berry, Joseph Wilson, Bill Honor Mike Stuart, and Ralph Carreon

Directors Absent: Tom Breitsprecher

Staff: Louise Brown

Guests: Lance Klass, Gregg Freeman, Nancy & John Bernhardt, Rich Gurrera, Ms. Stutts, and Mr. Johnson

III. MINUTES

A motion was made by Joseph Wilson to approve the minutes from the December 18, 2008 Board of Directors meeting, as written. The motion was seconded by Ralph Carreon. All in favor, the motion passed.

IV. MANAGEMENT REPORT

Louise Brown briefly reviewed the written management report with the Board of Directors.

V. COMMITTEE REPORTS

A. 1. Legal: (When these items require decision on fees owed, the Attorney needs to be present for legal discussion and in a private meeting.)

- a) **[LOOK]:** Wood – 1410 Cloverfield – Settlement offer by Attorney that homeowner begin payment of legal fees at \$250 per month per details in agreement enclosed needs Board approval plus Board needs to advise if property is now in compliance. Past deed restrictions included lot upkeep, debris on roof and vehicle parked on lawn. 30 day extension granted and property to be reviewed in February.
- b) **[LOOK]:** Olson – 1505 Allenton – Board to advise if property remains in compliance. Counsel to advise if homeowner responded to Attorney's

request for response regarding fees no later than December 15, 2008. Attorney will send letter regarding need for ACC application for new painting and follow up on fees owed.

- c) **[LOOK]:** Medina-Wooten – 1519 Ledgestone – Homeowner's counsel is willing to pay \$600 of the \$1200 owed in legal fees. Board to advise if property is in compliance and if agreement is acceptable. Attorney to advise lot upkeep and discolored roof in violation and proceed.
- d) **[LOOK]:** Gurrera – 1505 Storington – Homeowner requests Association pay one half of legal fees owed for violation on sign deed restriction. Milo to advise Board taking steps to standardize signs and stance on fees.
- e) **[LOOK]:** Culbreath – 1425 Scotch Pine – Response to Attorney letter for violations that include discolored roof, garbage cans/lawnmower stored in view. Board to advise is satisfied or to proceed. Proceed per Board.
- f) **[LOOK]:** Gilbert/Jewett – 1804 Watermill – Homeowner was granted extensions per written requests from their property manager 2 times. When both extensions expired and property was not in compliance, Board authorized to proceed in November. Homeowner now claims property was in compliance with discolored roof violation on September 15 and they could not meet discolored house compliance because of ACC application not being submitted. Application was submitted after Attorney was advised to proceed in November. ACC to be reviewed at January meeting. Original violation for discolored house was March 2008. Homeowner wants Association to pay legal fees and dismiss the violations. – Proceed.
- g) **[LOOK]:** Lapaz – 1606 Sanderling – No response to Attorney letter for discolored house and discolored gables. Violation has been on list since July 2007. Board to authorize proceeding with legal action. - Proceed.
- h) **[LOOK]:** Schumacher – 2007 Goldendale – Response to Attorney letter that all violations are remedied. Board to advise is satisfied with discolored roof correction or to proceed. – Proceed.
- i) **[LOOK]:** Tucker – 1408 Forsyth – No response to Attorney letter for violations of discolored roof and house. Property in violation since April 2008. Board to authorize proceeding with legal action. – Proceed.
- j) **[LOOK]:** Hayes/Foley – 1417 Wakefield – No response to Attorney letter for violations of discolored roof, garage door and mail box. Property in violation since April 2008. Board to authorize proceeding with legal action. – Proceed.

2. Violations:

- k) **[LOOK]:** German – 1674 Portsmouth - Homeowner responded to violation for prohibited structure with details on change to original ACC and requests approval for existing Florida room. – The Board granted a 90-day extension, until May 1, 2009, for the homeowner to remove the windows from the existing addition.

ACC Requests:

Approved:

1. Johnson (1504 Allenton) Fence
2. Griffin (1601 Bent Pine) Paint
3. Hussain (2009 Branch Tree) Paint
4. Lake (1633 Ledgestone) Paint
6. Main (1419 Shell Flower) Paint
7. Neff (1818 Wakefield) Landscape Curb
8. Jewett/Gilbert (1804 Watermill) Paint
9. McKnight (1732 Westerly) Vinyl Siding/Soffit
10. Vincent (1408 New Britain) Paint/Roof

Hold:

5. Fitch (1416 Shell Flower) Sidewalk Extension – Need detailed lot survey showing lot line with neighboring houses.

A motion was made to approve ACC submissions 1 - 4 and 6 – 10 and to hold number 5 until a decision can be made once details on the lot line are received. The motion was seconded. All in favor, the motion passed.

- B. Crime Watch – Mike Stuart briefed on Crime Watch activity in the community.
- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues. He reported on the status of the lake repairs.
- D. Newsletter – Mike Stuart reported that articles are needed for the next newsletter scheduled for April 9, 2009.
- E. Planning – Bob Berry will work to compile a long-term plan for the community.

VII. OLD BUSINESS

- A. New Website – Tabled.
- B. Dixon (1241 Tuxford) Variance request for addition – No further action at this time.
- C. Signs – Legislation changes have caused the Board to stipulate that any resident may post a sign with the words 'bad dog' or 'warning bad dog'. The Board will determine the dimensions for the signs. The

Association will install 3 new community signs, one at each of the following locations: the Providence Lakes Boulevard in-bound lane in the median; the Providence Ridge in-bound lane in the median; and at the intersection of Glenmere and Providence Lakes Boulevard on the West side of Glenmere in the common areas nearest to Providence Lakes Boulevard as can be posted. The signs will read something similar to "Providence Lakes is a Deed Restricted Community. No solicitation permitted. Be alert to posted bad dog signs".

VIII. NEW BUSINESS

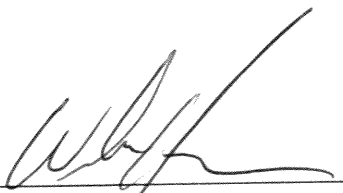
- A. Lake Repair – Proposals for Lakes 6 and Lake 4 – A motion was made by Joseph Wilson to go forward with the lake repairs on Lakes 4 and 6. The motion was seconded by Ralph Carreon. All in favor, the motion passed.
- B. Christmas Decorations Committee – A letter will be placed in the next newsletter to solicit volunteers for the committee.
- C. Payment Plan Request – Stutts (1712 Compton); Morales (1729 Compton) – A motion was made by Joseph Wilson to approve the payment plan requests with full payment due by June 1, 2009. The motion was seconded by Ralph Carreon. All in favor, the motion passed.
- D. Lien Foreclosures – Rodriguez (1510 Wakefield); Norris (1460 Tiverton); Mitchell (1449 Tiverton); Duetsche Bank (2005 Branch Tree); Tu (1624 Wakefield) – A motion was made by Ralph Carreon and seconded by Bob Berry to proceed with Lien Foreclosures. All in favor, the motion passed.

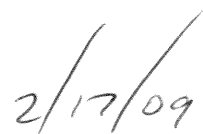
IX. NEXT MEETING

ACC/Board on February 17, 2009 at 6:30 P.M. at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

- X. ADJOURNMENT – There being no further business to come before the Board, a motion was made by Bob Berry and seconded to adjourn the meeting at 8:30 P.M. All in favor, the motion passed.

Respectfully submitted,
Janet MacNealy
For the Secretary


Signature Wm Honore


Date Approved