

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF
DIRECTORS REGULAR MEETINGS
TUESDAY, FEBRUARY 17, 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 6:30 P.M. on February 17, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Bob Berry, Bill Honor, and Tom Breitsprecher

Directors Absent: Mike Stuart and Joseph Wilson

Ralph Carreon resigned effective February 13, 2009.

Staff: Louise Brown

Several resident guests attended the meeting.

III. MINUTES

A motion was made by Bob Berry to approve the minutes from the January 20, 2009 Board of Directors meeting, as written. The motion was seconded by Bill Honor. All in favor, the motion passed.

IV. PRESENTATIONS

Obando (1614 Allenton Avenue) – Homeowner did not attend the meeting.

V. MANAGEMENT REPORT

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

VI. 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. I can call him on my cell phone right before the meeting gets started if you want.)

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. The request requires Board approval. Past deed restrictions included lot upkeep, debris on roof and vehicle parked on lawn (vehicle now gone). Board granted an extension in January for 30 days. Discolored roof and discolored house noted. Homeowner granted extension until February meeting. Board to advise if property is in compliance and if they agree to payment plan in settlement offer. – Not in compliance; review in 30 days.

- b) **[LOOK]:** Blomster – 2021 Green Juniper – Settlement offer by owner to pay for one half the fees owed. Attorney had offered to settle for \$1650. Fees owed are \$2200.00 – Board okay'd agreement.
- c) **[LOOK]:** Sturgill – 2077 Shadow Pine – Response from homeowner's Attorney received. Violation is for discolored house and has been on the list since January 2007. Paint application received January 8, 2009 – on Agenda for February meeting. Previous extension requested/given until February 16, 2009. Board to advise preferred next step. – The Board granted a 60-day extension.
- d) **[LOOK]:** Fluker – 1509 Portsmouth – Homeowner replied to Attorney action that property is now in compliance for all but inoperable vehicle to be taken care of by February 15th. Board to confirm property is in compliance. – The roof violation to be sent to Milo to proceed.
- e) **[LOOK]:** Culbreath – 1425 Scotch Pine – Additional response from homeowner since the last meeting. Advises all violations remedied and requests an extension on roof cleaning until May 9, 2009. (This has been a violation since May 2008.) Board to advise if extension is approved and if property is now in compliance. – Proceed.
- f) **[LOOK]:** Jinkerson – 1607 Ledgestone – Attorney mailed notice of costs and now Attorney wants confirmation Board is satisfied that property is in compliance. – Board noted the property is in compliance.

2. Violations:

- g) **[LOOK]:** Patterson – 2025 Avalon - Homeowner responded to violation for discolored roof requesting confirmation from the Board that the roof is in need of cleaning. – Proceed.
- h) **[LOOK]:** Wright – 1436 Shell Flower – Attorney fees paid and the response to Attorney letter for violations of garbage cans stored in view is a request to stop legal action until tenant moves out on March 31, 2009. Board to advise. – Board agrees to request.

- i) **LOOK**: - Rivera/Acevedo – 1625 Bent Pine – Homeowner requests to be able to leave roof as is until property can be sold. Board to approve. – Proceed.

ACC Requests:

Approved:

1. Loomis (1516 Allenton) Roof
2. Garcia (2014 Bridgehampton) Paint
3. Terkanian (1501 Chepacket) Roof
4. Brock (1903 Firethorn) Paint
5. Kotas (1658 Portsmouth) Roof
6. Bromm (1605 Scotch Pine) Fence
7. Graham (1723 Scotch Pine) Paint
8. Rife (2023 Shadow Pine) Fence
9. Ramirez (2068 Shadow Pine) Paint
10. Pittenger (2074 Shadow Pine) Paint
11. Sturgill (2077 Shadow Pine) Paint
12. Fitch (1416 Shell Flower) Sidewalk Extension
(Reviewed last month and put on hold for additional detail.) – A motion was made that based on the guidelines set forth in Chapter 720 of the Florida Statutes, page 18, paragraphs 5a – 5b over supplements previous deed restrictions that the handicap ramp be approved provided all documentation is provided. The motion was seconded. All in favor, the motion passed.
14. Martinez (1519 Vernon) Paint
15. Owens (1606 Westerly) Paint

Denied:

13. Mancini (1103 Tuxford) Alteration to area above garage – Homeowner submitted 3 options but did not submit samples.

A motion was made to approve ACC submissions 1 – 12, 14, and 15 and to deny number 13. The motion was seconded. All in favor, the motion passed.

The Board meeting closed for a Legal Session at 7:26 P.M.

The Board meeting resumed at 7:35 P.M.

- B. Crime Watch – No report.
- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues.
- D. Newsletter – Mike Stuart reported that articles are needed for the next newsletter scheduled for April 9, 2009.

- E. Planning – Bob Berry reported that he reviewed the notes from the previous Planning Committee and will have a more thorough report from subcommittees at the next meeting.

VII. OLD BUSINESS

- A. New Website – On hold.
- B. Signs Placed on County Right of Way – Ted Thoman reported that there may be issues with putting the signs in the County right of way regarding enforcement, but the signs will still be displayed in another location.
- C. Lake Repair – Lake 6 should be done in a few weeks and then work will begin on Lake 4.

VIII. NEW BUSINESS

- A. Payment Plan Requests by McIntosh (1614 Wakefield), Gipson (1736 Scotch Pine), Cochran/Moe (1670 Portsmouth), and Creccy (1511 Attleboro) – A motion was made and seconded to approve the payment plan requests as submitted. All in favor, the motion passed.
- B. Nutria Trapping Options – An evaluation will be requested.
- C. Tankel Mortgage Foreclosures – The Board agreed not to go into the property rental business relative to foreclosed homes in the community.
- D. Collections Policy Review - Copies were provided to the Board for their records.

IX. NEXT MEETING

ACC/Board on March 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 Bill Honor and seconded to adjourn the meeting at 7:50 P.M. All in favor, the motion passed.

Respectfully submitted,
Janet MacNealy
For the Secretary

24 March 2009

Date approved on



Signature

Thomas Britsprecher

Printed name