

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF  
DIRECTORS REGULAR MEETINGS  
TUESDAY, APRIL 21, 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 April 21, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Bob Berry, Joseph Wilson, and Tom Breitsprecher

Directors Absent: Mike Stuart and Bill Honor

Staff: Louise Brown

Guests: Jose Galarza, Martin Struk, Rich Gurrera, Marc Nonclerc, Rick Benoit, and Alice Zinna

III. PRESENTATIONS

Nonclerc 1108 Tuxford – Commercial Vehicle

IV. MINUTES

A motion was made by Joseph Wilson to approve the minutes from the March 24, 2009 Board of Directors meeting, as written. Ted Thoman seconded the motion. All in favor, the motion passed.

V. MANAGEMENT REPORT

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

VI. COMMITTEE REPORTS

A. Deed Restrictions/Architectural Control

1. Legal:

- a) **LOOK:** Powe – 1502 Compton – Property was on violation list for discolored house in 2006. May 2008 Board sent violation letter to homeowner for painting house/no approval. September 2008 advised

Attorney owner painted house without submitting application and advised proceed. Attorney now asking if the color now used on the painted house can be approved. No submission from homeowner at this time. – The homeowner must submit an ACC application for the exterior paint colors.

- b) **[LOOK]:** HSBC USA Trustee/Countrywide Home Loans formerly Martello – 1411 Cloverfield – Bank took ownership, paid past assessments and property continues to be in violation. Property is vacant. Board to advise whether to send to legal. – Proceed.
- c) **[LOOK]:** Saucier – 1321 Hatcher Loop – Homeowner has been on violation list since October 2008 for violations that include lot upkeep, repair fence, discolored house and mailbox. No response to Attorney letter. Board to authorize proceeding. – Proceed.
- d) **[LOOK]:** Guzman - 1927 Redbridge – Homeowner on the violation list for discolored roof/house since May 2008. No response to Attorney letter, Board to authorize proceeding with legal. – Proceed.
- e) **[LOOK]:** US Bank N.A. Trustee - 1725 Scotch Pine – Homeowner responded to Attorney letter and paid legal fee. Board to advise if property is now in compliance. – Proceed.
- f) **[LOOK]:** Chapel – 2013 Shadow Pine – Homeowner on violation list for discolored house, lot upkeep, repair fence since January 2008. Board to authorize proceeding with legal. – Proceed.
- g) **[LOOK]:** Kangas – 2053 Shadow Pine – Homeowner on the violation list for discolored house for over a year. Board to authorize proceeding with legal – Property now in compliance.

## **2. Violations:**

- h) **[LOOK]:** Plazas/Cifuentes – 1604 Allenton – Homeowner responded to violation for unapproved fence that it has been in place and wants to leave it without submitting ACC application. – Fence does not comply with deed restrictions; proceed with violation process.
- i) **[LOOK]:** Patterson – 2025 Avalon Cove - Homeowner responded to violation for discolored roof requesting confirmation that what he has done so far is satisfactory. Please advise if the Board is satisfied with the progress. – Property in compliance.

- j) **LOOK**: Hake – 1625 Portsmouth Lake – Homeowner responded disagreeing their roof is discolored. In addition to this, the water shortage is mentioned. Please advise on how Board wants to proceed. – Roof is not I compliance.
- k) **LOOK**: German – 1674 Portsmouth Lake – Homeowner responded to request to remove windows by contacting legal counsel. Their counsel wants the Board to allow the windows to stay in the addition approved as a screen lanai in 1993 or move to mediation. Board to advise. – Proceed to mediation.
- l) **LOOK**: Doyle – 1419 Scotch Pine – Homeowner responded to violation for discolored roof advising roof was cleaned. Board to advise if property in compliance. – Property in compliance.
- m) **LOOK**: D'Amico – 1521 Vernon – Homeowner responded to violation letters for commercial vehicle and discolored fascia advising she could not do any more than she has done. Board to advise if satisfied with property. – Property in compliance.

ACC Requests:

**Approved:**

1. Moore (2008 Branch Tree) Paint
2. Binder (1506 Compton) Fence
3. Ruybal (1604 Compton) Fence
4. Hopkins (1738 Compton) Paint
5. Benoit (1404 Mc Michael) Pool
6. Padron (1615 Portsmouth) Paint
7. Krass (1626 Portsmouth) Roof & Paint
8. Griffin (1429 Scotch Pine) Paint
9. Gibson (1704 Scotch Pine) Paint
10. Warrington (2065 Shadow Pine) Paint
11. Benjamin (1903 Stanfield) Paint
12. Mitchell (1409 Storington) Paint
14. Sutton (1408 Wickford) Paint
15. Galarza (1413 Cloverfield) Paint

**Denied:**

13. Struk (1406 Wakefield) Shed

A motion was made by Tom Breitsprecher to approve ACC submissions 1-12, 14, and 15 and to deny submission number 13. Ted Thoman seconded the motion. All in favor, the motion passed.

B. Crime Watch – No report at this time.

- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues.
- D. Newsletter – The deadline for articles is July 6, 2009. The Board agreed to have an article in the newsletter announcing a Veteran's fundraiser.
- E. Planning – No report at this time.

VII. OLD BUSINESS

- A. New website – On hold.
- B. Sign options – On County right-of-way / Association property – On hold.
- C. Lake repair – The lake repairs have ended for the year and the final walk-thru will be done shortly.
- D. Nutria evaluation – Tom Breitsprecher made a motion that if no alternative within 15 days authorized to proceed with Wildlife Solutions. The motion was seconded. All in favor, the motion passed.

VIII. NEW BUSINESS


- A. Lien Foreclosures – Mendoza (1637 Wakefield); Diaz-Gonzales (1116 English Bluffs) - Approved.
- B. Waive late fees - Norman (1628 Wakefield); Graham (1416 Compton, 1434 Hatcher Loop, 1907 Sedgefield, 1506 Wakefield) - Denied.
- C. 8:00 P.M. Legal discussion – Bad faith mortgage foreclosures; high number of foreclosures; change in Attorney personnel –
- D. Sink (1416 Hatcher Loop) – Ted Thoman will pursue getting a contractor to finish the work at 1416 Hatcher Loop with a Sheriff.

IX. NEXT MEETING

May 19, 2009 ACC/Board 6:30 P.M. Camden Apartments – 1702 Chapel Tree Circle Brandon.

- IX. 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 7:55 P.M. All in favor, the motion passed.

Respectfully submitted,  
Janet MacNealy  
For the Secretary

Approved:   
MIKE STUART

Date: 5/19/09