

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF
DIRECTORS REGULAR MEETINGS
TUESDAY, MAY 19, 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 6:33 P.M. on May 19, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Bob Berry, Joseph Wilson, Mike Stuart and Bill Honor (arrived at 6:45 p.m.)

Directors Absent: Tom Breitsprecher

Staff: Louise Brown

Guests: Jon Dixon and Rick Benoit

III. MINUTES

A motion was made by Bob Berry to approve the minutes and synopsis minutes from the April 21, 2009 Board of Directors meeting, as written. The motion was seconded by Joseph Wilson. 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. Deed Restrictions/Architectural Control

1. Legal:

- a) Medina-Wootan – 1519 Ledgestone – Homeowner's Attorney responded to Association's legal counsel's letter for discolored roof, lot upkeep, and replace sod. Homeowner's Attorney advises the Association will need to be satisfied with "the current state of affairs". Property has been on violation since December 2007. Board to review to advise if property is in compliance or not. – The

Board advises that the roof is okay. A letter will be sent to the owner giving them 30 days to edge and maintain their lot.

2. Violations:

- b) Andreadakis, Kleanthis on behalf of owners (2019 Avalon Cove) Letter on behalf of the homeowner disputes commercial vehicle for Emergency Vehicle stored in community. US Security is showing this on their reports through May 6, 2009. Board to review and advise how to respond. – The Board authorized to proceed if the tag is not a county tag.
- c) Steinbraker (1920 Bridgehampton) No response to Attorney letter for items and vehicle stored in view and lot upkeep. Board to authorize proceeding with legal action. – Proceed.
- d) Martinez – 1414 Scotch Pine – Homeowner responded to violation for unapproved fence that it is believed to be allowed. Board to review and advise if acceptable. – The Board noted that the fence can be wooden 4 foot board on board.
- e) Rockenbach – 1533 Scotch Pine – Homeowner responded to first notice of violation for discolored roof advising discoloration is not enough to be considered a violation. Board to review and advise. – The Board advised the roof is discolored and a full picture will be sent to the owner.
- f) Reichelderfer / Potential Owner – 1904 Stanfield – Potential buyer of this property has sent an email for the Board to review and, if they choose to, to respond to his plans for the property before he makes the purchase. – The Board noted that if he buys the house the addition must be removed and a 6-month extension will be granted to bring the rest of the property into compliance. The Attorney will be briefed on the Board's decision.
- g) Feliciano – 1421 Tiverton – Homeowner responded to violation for discolored house that his house is not discolored. Also says roof was replaced this year (no roof ACC submitted). Board to review and advise if house is acceptable and if violation for submitting roof ACC is wanted. – A letter will be sent asking the homeowner for a copy of the approved ACC for the roof replacement or receipt that roof was replaced.

ACC Requests:

Approved:

- 1. Patter (1516 Attleboro) Paint
- 2. Pimentel (1409 Beth Page) Paint
- 3. Yover (1517 Blue Teal) Fence
- 4. James (1907 Coral Tree) Windows
- 5. Perrone (1527 High Knoll) Paint
- 6. Echemendia (1501 Ledgestone) Landscape
- 7. Shafer (1611 Ledgestone) Structure

8. Lock (1615 Ledgestone) Roof
9. Jones (1503 Lions Club) Paint
10. Benoit (1401 Mc Michael) Screened pool enclosure
11. Greene (1609 Scotch Pine) Paint
12. Greene (1609 Scotch Pine) Playhouse
13. Feliciano (1421 Tiverton) Paint

A motion was made by Bob Berry to approve ACC submission numbers 1 - 13. The motion was seconded by Bill Honor. All in favor, the motion passed.

- B. Crime Watch – Mike Stuart briefed the Board on possibly installing a 'No Through Traffic' sign near the lift station off of Providence Lakes Blvd. The County will be contacted to discuss this matter.
- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues.
- D. Newsletter – The deadline for articles is July 6, 2009.
- E. Planning – Bob Berry noted that based on the audit statement he wants to sit down and budget for long term common area maintenance and other items.

VI. OLD BUSINESS

- A. New website – No report.
- B. Sign options – On County right-of-way / Association property –
- C. Lake repair – Completed.
- D. Nutria evaluation – Louise Brown briefed the Board on the nutria problem.

VII. NEW BUSINESS

- A. Legal Interpretation Feedback on Landscape Materials – No detail back from Attorney. On hold.
- B. Sign Resolution / Bad dog sign – On hold.
- C. Collections Reports available -
- D. Credit Card for Payment of Assessments – Homeowners can now pay assessments with credit cards.
- E. Customize Welcome Letters – Joseph Wilson will draft a welcome letter for Providence Lakes.
- F. Identify Steps to Add Lease Submission Requirement – The Board would like to get the Attorney's advise on lease submission requirements.
- G. Attorney Proposals – The Board was briefed on the history and current issues regarding the current legal counsel for the Association and the possibility of seeking new legal counsel. Ted Thoman will contact the Board members next week for follow up.

VIII. NEXT MEETING

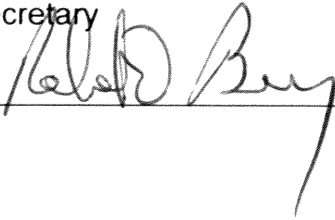
June 16, 2009 ACC/Board 6:30 P.M. Camden Apartments – 1702 Chapel Tree Circle Brandon.

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 8:22 P.M. All in favor, the motion passed.

Respectfully submitted,

Janet MacNealy
For the Secretary

Approved: _____



Date: _____

16 June 2009