

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF
DIRECTORS REGULAR MEETINGS
TUESDAY, JULY 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 6:33 P.M. on July 21, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Mike Stuart, Tom Breitsprecher, and Bill Honor

Directors Absent: Bob Berry

Staff: Louise Brown

Guests: Jill and James Moreno, Eric Hake, Jennifer Roberson

III. MINUTES

A motion was made by Mike Stuart to approve the minutes and synopsis minutes from the June 16, 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) **LOOK:** Powe (1502 Compton) Per direction from the Attorney, please go by this house to see if the paint is close enough to our approved paint colors to accept. Homeowner to be advised the color is acceptable as approved color and requested to send in application for the files.
- b) **LOOK:** Fluker – 1509 Portsmouth Lake – Homeowner advises property is now in compliance. Attorney Malley wants Board to advise whether

property is in compliance or not. Property in compliance except for fence stored in view against side of house.

- c) **[LOOK]:** McMillan – 1115 Tuxford – Homeowner has agreed to Attorney payment plan for assessments. Property is in violation for lot maintenance; broken garage door and mail box in disrepair. Board to advise whether or not to pursue deed restriction violations. The Board authorized to proceed.
- d) **[LOOK]:** Saucier – 1321 Hatcher Loop – Board advised to proceed in May. Property has made some improvements. Homeowner sent response to Attorney advising she has been remiss because of being out of the country in the service and will bring property into compliance. Board to advise. The Board authorized a 60-day extension.
- e) **[LOOK]:** Hurt – 1518 Sakonnet – Owner has abandoned property and no further action can be taken regarding the collections. The Attorney is asking if Board wants to close the covenants enforcement file. The Board authorized closing the file.
- f) **[LOOK]:** Escalante – 1416 Forsyth – Owner has abandoned property and no further action can be taken regarding the collections. The Attorney is asking if Board wants to seek money for maintenance fees. The Board authorized seeking money for maintenance fees.
- g) **[LOOK]:** Milwood – 1515 Storington – Owner advised Attorney he is living in home but has no resources to bring property into compliance but will mow lawn. The Attorney wants Board to authorize proceeding with a payment settlement agreement. The Board authorized to proceed.

2. Violations:

- h) **[LOOK]:** Andreadakis - 2019 Avalon Cove - The third letter on behalf of the homeowner continues to dispute commercial vehicle violation for Emergency Vehicle stored in community. Board to advise whether or not to send to Attorney. The Board authorized sending to Attorney for enforcement.
- i) **[LOOK]:** Powell – 1535 Chepacket – Owner was given an extension for discolored house/garage door but did not come into compliance. No response to Attorney letter. Board to advise to proceed with legal action. The Board authorized an extension until September 15, 2009.

- j) **LOOK**: Nguyen – 1117 English Bluffs – Property has been on the list for lot maintenance on and off since March 2009. No response to Attorney letter. Board to advise whether or not to proceed with legal action. The Board authorized to proceed.
- k) **LOOK**: Perrone – 1527 High Knoll – Owner responded to Attorney action was given an extension for discolored house and house, lot maintenance, items stored in view, and repair fence and now says he has attended to all items. Board to advise if satisfied with property. Property not in compliance and the Board authorized to send to the Attorney for follow up.
- l) **LOOK**: Barnes – 1731 Scotch Pine – Owner was given an extension for discolored roof and fascia but did not come into compliance. No response to Attorney letter but homeowner did contact Association July 21 via a phone call/FAX. Board to advise whether or not to proceed with legal action. The Board authorized a 90-day extension.
- m) **LOOK**: Howse – 1464 Tiverton – Homeowner’s sister advises roof has been cleaned and lot now mowed, edged and trimmed. Board advised in June to review again in 30 days to confirm property is in compliance. The Board advised the property is in compliance.
- n) **LOOK**: Hoyos – 1402 Wakefield – Property appears abandoned, is foreclosed and the Association has sent the right to enter letter. Board to advise whether they want to send to Attorney to find out if action is recommended. No action for deed restrictions and authorized maintaining.
- o) **LOOK**: Mendoza – 1637 Wakefield – Property was on violation for 3 items and all corrected except for portable basketball goal stored in view. No response to Attorney letter. Board to advise whether or not to proceed with legal action. The goal was moved today. The Board advised the property is in compliance.

ACC Requests:

Approved:

- 2. Rodriguez (2010 Culpepper) Paint
- 3. Hertenstein (1216 English Bluffs) Pool
- 4. Shober (1306 Hatcher Loop) Fence
- 5. Redmon (1405 New Britain) Paint
- 6. Calabro (1602 Sanderling) Paint
- 7. Lopez (1423 Tiverton) Paint
- 8. Dixon (1241 Tuxford) Paint
- 9. Kelly (1608 Wakefield) Fence
- 10. Dooley (1716 Wakefield) Roof

On Hold

1. Roberson (1508 Allenton) Deck Addition
11. Powe (1502 Compton) Paint (no ACC)
12. Echemendia (1501 Ledgestone) Addition

A motion was made by Bill Honor to approve ACC submission numbers 2-10 and to hold 1, 11, and 12 for further information. The motion was seconded by Joseph Wilson. All in favor, the motion passed.

- B. Crime Watch – Mike Stuart briefed the Board on the activities of the Crime Watch Patrol.
- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues. The lake project was delayed because of rain but is looking good.
- D. Newsletter – Next Deadline October 6, 2009
- E. Planning – No Report.
- F. Holiday Decoration – Bernhardt No Report
- G. Nominating Committee - Tom Breitsprecher will chair.

VII. OLD BUSINESS

- A. Sign Resolution – The Board approved the Sign Resolution as written by Legal Counsel.
- B. Legal Interpretation Feedback On Landscape Materials – Violation letters will be sent for materials installed without approval.
- C. Nutria Update – The trapping contract is completed.
- D. Steps To Add Lease Submission to Documents – Tabled until Attorney sends input.
- E. Customized Welcome Letter – The Board approved using the customized welcome letter.
- F. County Tax Record – Shadow Pine Property proceed to purchase if payment of back fees is \$1,000 or less.

VI. NEW BUSINESS

- A. Community Service Patrol – Proposal for Full Time – A motion was made by Joseph Wilson to deny the full time contract. The motion was seconded by Ted Thoman. Discussion followed. Bill Honor voted against the motion. All others voted in favor of the motion; therefore, the motion passed.
A motion was made and seconded to look into the cost to increase hours for patrols. Discussion followed. All in favor, the motion passed.
- B. Board Member Vacancy Interested Members
Hake - 1625 Portsmouth Drive; Moreno 1426 Shellflower
- C. Manack – 1509 Lions Club – Dog Park Suggestion – No action now.

- D. Liens – Bueno 1412 High Knoll; Cange 2012 Green Juniper; Diaz-Gonzales 1116 English Bluffs; Smith 1623 Allenton – A motion was made and seconded to proceed with the Liens. All in favor, the motion passed.

VII. NEXT MEETING

August 18, 2009 ACC/Board 6:30 P.M. Camden Apartments – 1702 Chapel Tree Circle Brandon.

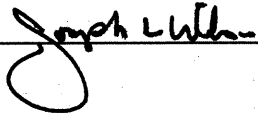
VIII. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Joseph Wilson and seconded to adjourn the meeting at 8:25 P.M. All in favor, the motion passed.

Respectfully submitted,

Janet MacNealy
For the Secretary

Approved: _____



Date: Aug 18, 2009