

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF
DIRECTORS REGULAR MEETINGS
TUESDAY AUGUST 18, 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 August 18, 2009 at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Bob Berry, Tom Breitsprecher, Bill Honor, and Jill MORENO (appointed to Board at 6:45 p.m.)

Directors Absent: Mike Stuart

Staff: Louise Brown

Guests: Jose Fiago, Steve Modica, and Jennifer Roberson

III. MINUTES

A motion was made by Bill Honor to approve the minutes and synopsis minutes from the July 21, 2009 Board of Directors meeting, as written. The motion was seconded by Tom Breitsprecher. 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) **LOOKI**: Santosuosso – 1502 Bluetal – Homeowner has brought property into compliance but years after violations started. Legal fees were being pursued but now Attorney is bringing information regarding mediation agreement from December 6, 2005. Board to review agreement and advise if it is agreeable to close file. – The Board agreed to close the file.
- b) **LOOKI**: Fields – 2006 Bridgehampton –Property appears occupied, owes Association fees of \$309 and is in foreclosure. Homeowner sent in

incomplete paint application in June and was contacted in November to see if he was going to paint. Advise the Association verbally that he would not be painting at this time. Outstanding violation for discolored house. Board is to confirm violation and sign affidavit if they want Attorney to proceed. – The Board authorized to proceed.

- c) **LOOKI**: Wood (1410 Cloverfield) Per request from the homeowner's Attorney, the Board is being asked to accept \$600.00 for legal fees that are \$1100 to date. The 2009 Assessment has not been paid. The Board also needs to advise if the property is in compliance – past violations include lot upkeep, debris on and discolored roof, discolored gables and violations started in April, 2008. Mediation is set for August 27, 2009 at 10:30 A.M. - The Board authorized to sign affidavit and proceed.
- d) **LOOKI**: Simmons – 2016 Culpepper – Property/house has been in major disrepair, discolored roof, garbage, trash and numerous items stored in view, inoperable vehicle, broken garage door. Some items have been corrected temporarily. Board is to confirm current violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- e) **LOOKI**: Barnhill – 2013 Green Juniper – Property appears occupied and has been non compliant off and on for lot upkeep, garbage cans and items stored in view and continues to have discolored gables. Board is to confirm if satisfied property in compliance or sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- f) **LOOKI**: York/Bellerson – 2023 Green Juniper –Property appears occupied, owes Association fees of \$283.50 and is in on a payment plan with Attorney. Violations for lot upkeep and discolored mailbox. Board is to confirm violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- g) **LOOKI**: Glass – 1404 High Knoll – Homeowner lives at property and property is in violation of every deed restriction in Providence Lakes plus Code Enforcement is pursuing owner for Hillsborough County code violations. Board is to confirm violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- h) **LOOKI**: Bueno – 1412 High Knoll – Tankel provided encloses Mortgage Foreclosure Answer memo requesting the Board to review and authorize proceeding if the Association is interested in taking title of the property. – The Board is not interested in taking title to the property.
- i) **LOOKI**: Rodriguez – 1422 High Knoll – Property continues to be in violation for lot up upkeep, discolored roof, house and mailbox and items

stored in view. Tankel advises property in foreclosure and it did appear occupied. Board to confirm violations and direction on whether or not to proceed with litigation on violations. - The Board authorized to proceed with litigation.

- j) **[LOOK]:** Dmitriev – 1409 New Britain – Property appears occupied and has been in violation for lot upkeep, gate needs to be repaired, garbage cans/trash stored in view, and discolored house. Board is to confirm violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- k) **[LOOK]:** Holland – 1655 Portsmouth – Homeowner owes \$790 in dues. Association maintained for several months but when property appeared occupied at the end of February, stopped mowing. Past violations have been lot upkeep, discolored driveway and mailbox, and fence repair. Board is to confirm violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- l) **[LOOK]:** Chapel – 2013 Shadow Pine – Property appears abandoned and Association is maintaining. Board is to confirm violations for lot upkeep, discolored house fence repair and advise whether or not to proceed with litigation for deed restrictions. – On the advice of the attorney, the Board agreed not to proceed.
- m) **[LOOK]:** Alford – 1260 Tuxford– Homeowner owes for 2 years of assessments. Property in has violations for repair/repaint gable, discolored roof from back, structures in back, portable basketball goal on and off and is occupied. Board is to confirm violations and sign affidavit for Attorney to proceed. - The Board authorized to sign affidavit and proceed.
- n) **[LOOK]:** Foley/Hayes – 1417 Wakefield – Homeowner appears to have abandoned property, address of record and on Hillsborough County Property Appraiser’s website is not longer valid. Property is liened and mortgage foreclosed and Association is maintaining. Last known address to find owners is 6220 Cannoli Place, Riverview. Board to authorize pursuing owners. – The Board authorized pursuing the homeowner.
- o) **[LOOK]:** Chmel – 1617 Wakefield – Homeowner is deceased and property appears to have been abandoned. Association is maintaining owes and account owes the Association \$450 at this time. Board to advise whether or not to pursue for violations. – On hold until the status of the property is established.
- p) **[LOOK]:** Felice – 1912 White Cedar – No response to violation or Attorney letters for lot upkeep, discolored gables, mailbox and roof. Property in foreclosure Board to confirm violations and sign affidavit for Attorney to

proceed. - The Board authorized to sign affidavit and proceed.

- q) **[LOOK]:** Light – 1414 Wickford – Association has been maintaining lot since it appears abandoned and is foreclosed. Board to advise whether or not they want Attorney to proceed filing a motion to move foreclosure case to resolution plus proceed with litigation for violations. – The Board authorized proceeding.

2. Violations:

- r) **[LOOK]:** Concepcion/Falcon – 1720 Wakefield – Homeowner responded to discolored roof violation that roof was repaired creating two colors on roof. Board to confirm if roof is in compliance or not. – Homeowner must get roof cleaned.
- s) **[LOOK]:** Kersh – 1406 Cloverfield – Homeowner responded to discolored roof violation and Board to review to advise whether or not roof is in compliance. – Homeowner must get roof cleaned.
- t) **[LOOK]:** Bartley – 1510 Little Brook – Property is in violation for lot maintenance, discolored roof and mailbox and no response to Attorney letter. Property appears to be abandoned, Association now maintaining and is in foreclosure. Board to advise whether or not to proceed with legal action. – The Board authorized to proceed.
- u) **[LOOK]:** Reyes – 1226 Tuxford – Property has been in violation for lot upkeep, trailer stored in view on and off in 2009. The mailbox repair violation has not been corrected and no response to Attorney letter. Board to confirm compliance or to proceed. – The Board authorized to proceed.
- v) **[LOOK]:** Hsieh – 1503 Portsmouth – Homeowner has not responded to violation letters nor Attorney letter and property remains in violation of lot upkeep, garbage cans stored in view, commercial vehicle, mailbox needs repair. Board to authorize proceeding with legal action. – Board noted the property is now in compliance.
- w) **[LOOK]:** Wells Fargo Bank – 1632 Portsmouth Lake – Owner continues to allow deed restriction violations for discolored house/driveway, lot upkeep, parking on lawn, garbage cans and portable basketball goal stored in view. No response to Attorney letter. Board to authorize proceeding with legal action. – The Board authorized proceeding.
- x) **[LOOK]:** Vermillion – 2012 Branch Tree – Property has been in violation for discolored house with no response to neither Association nor Attorney letters. Board to authorize proceeding with legal action. – The Board authorized proceeding.

ACC Requests:

Approved:

1. Roberson (1508 Allenton) Arbor Addition – Hold From July
2. Griffin (1601 Bent Pine) Addition
3. Corpion (1609 Bent Pine) Paint
4. Greska (1410 Beth Page) Paint
5. Long (1910 Bridgehampton) Paint
6. Cope (1506 Chepacket) Fence
7. Powell (1535 Chepacket) Paint
8. Powe (1502 Compton) Paint
9. Waters (1613 Portsmouth) Paint
11. Bosse (1527 Scotch Pine) Paint
12. Rogers (1914 Stanfield) Paint
13. Robin (1620 Wakefield) Paint
14. Smith (1716 Westerly) Paint

Hold:

10. Bosse (1527 Scotch Pine) Addition – need documents and lot survey showing location of addition

A motion was made and seconded to approve ACC submission numbers 1-9 and 11-14 and to hold number 10 for further information. All in favor, the motion passed.

- B. Crime Watch – No report.
- C. Grounds/Irrigation/Mitigation – Ted Thoman reported on the grounds/irrigation/mitigation issues. He is meeting with LMP next week to address issues with the landscaping.
- D. Newsletter – Next Deadline October 6, 2009
- E. Planning – No Report.
- F. Holiday Decoration – Need volunteers.
- G. Nominating Committee – to get list of names to Louise Brown within the next couple of weeks.

VII. OLD BUSINESS

- A. Director Replacement (Ralph Carreon – term ends 2010) – A motion was made and seconded to appoint Jill Moreno to the Board to fill the vacancy thru October 2010. All in favor, the motion passed.
- B. Steps To Add Lease Submission to Documents – Tabled.
- C. County Tax Record – Tabled.
- D. Community Service Patrol – Proposal for increase in service – Tabled.

VI. NEW BUSINESS

- A. 2010 Budget Review – The Board okayed the 2010 Budget as written.
- B. Playground Equipment – Bids will be sought in the next 60 days.
- C. Waive Legal Fees for Delinquent Assessment – Picket (1008 English Bluffs); Mardini (1678 Portsmouth Lake) – The Board denied waiving legal fees.
- D. Liens – Randolph (1528 High Knoll) – The Lien was signed.

VII. NEXT MEETING

September 15, 2009 Budget Adoption / 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 7:59 P.M. All in favor, the motion passed.

Respectfully submitted,

Janet MacNealy
For the Secretary

Approved: _____



Date: _____

9-15-09