

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE AND BOARD OF  
DIRECTORS REGULAR MEETINGS  
TUESDAY SEPTEMBER 15, 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 September 15, 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

Directors Absent: Mike Stuart

Staff: Louise Brown

Guests: Michelle McCoy and Mr. & Mrs. Bridgeman

III. MINUTES

A motion was made by Bill Honor to approve the minutes and synopsis minutes from the August 18, 2009 Board of Directors meeting, as written. The motion was seconded by Tom Breitsprecher. All in favor, the motion passed.

IV. ADOPTION OF 2010 BUDGET

A motion was made by Bill Honor to adopt the 2010 Budget as presented. The motion was seconded by Joseph Wilson. 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]:** Andreadakis – 2019 Avalon Cove – Homeowner has not replied to Attorney notice and per the community service patrol reports, the commercial vehicle continues to be parked in the cul-de-sac at Avalon Cove. – The homeowner must pay the fees, remove the commercial vehicle, or proceed to mediation.

- b) **[LOOK]:** Dreydoppel – 1508 Blueteal – Property is liened and continues to be out of compliance for lot upkeep and no reply to the Attorney’s initial letter. – Proceed.
- c) **[LOOK]:** Despeines – 1515 Blueteal - Property in mortgage foreclosure process continues to be in violation of lot upkeep and discolored mailbox. No reply to Attorney letter. – Proceed.
- d) **[LOOK]:** Ruiz – 1524 Blueteal – Property is liened, in mortgage foreclosure process and continues to be in violation of lot upkeep. No reply to Attorney letter. – Proceed.
- e) **[LOOK]:** Ayotte -1210 English Bluffs – Property in mortgage foreclosure, appears occupied and has been in violation off and on for the past year. Now has discolored roof house, needs fence repair and lot maintained. No response to Attorney letter. Homeowner lives at 2015 Bridgehampton. – Proceed.
- f) **[LOOK]:** Chapalamadugu – 1626 Ledgestone – Property is in violation of discolored mailbox and there has been no reply to Attorney letter. – Cleaned, no further action at this time.
- g) **[LOOK]:** Potter – 1629 Ledgestone – Property is in violation of discolored mailbox and there has been no reply to Attorney letter. – Cleaned, no further action at this time.
- h) **[LOOK]:** Culbreath – 1425 Scotch Pine– Property appears to be occupied. Attorney advises homeowner is in foreclosure and now in bankruptcy and wants to know if the Board wants to file a lawsuit on hold off pending resolution of bankruptcy. – On hold, pending resolution of bankruptcy.
- i) **[LOOK]:** Bodden – 1517 Scotch Pine – Property continues to be in violation of discolored house, roof, fascia, mailbox and driveway plus lot upkeep. No response to Attorney letter. – Proceed.
- j) **[LOOK]:** Bingaman – 1906 Stanfield– Property appears to be occupied. Attorney sent response to violations. Board to advise how to respond to homeowner response requesting dismissal of case and advise if property is in compliance. – Proceed.
- k) **[LOOK]:** Foley – 1518 Vernon – Property is foreclosed, appears occupied and Attorney requesting whether or not the Board wants file a motion regarding the mortgage foreclosure or proceed with lawsuit for violations that continue. – Proceed.
- l) **[LOOK]:** Farnell – 1414 Wakefield – Property is in foreclosure and the

Association is maintaining. No response to violations for lot upkeep and need to straighten mail box. No response to Attorney letter. – Proceed.

## **2. Violations:**

- m) **LOOK**: Filer – 1339 Hatcher Loop – Homeowner responded to violations for commercial vehicle (Glyco Nutrients per community service patrol.) and discolored roof, house and fascia advising all deed restriction violation letters are to “cease and desist”. Board to advise whether or not to proceed. – Tankel’s office to get clarification on the commercial vehicle and proceed based on opinion.
- n) **LOOK**: Johnson – 1646 Portsmouth Lake – Homeowner disputes violation letter sent requesting an ACC be submitted for addition to back of home. The homeowner had approval for a patio in 2002. Board to advise how to proceed. – October 2002 ACC application was only approved for a patio. Ask homeowner to submit an ACC for the room enclosure.
- o) 1904 Stanfield – Roof approved per Ted Thoman.

### **ACC Requests:**

#### **Approved:**

1. Puccicrelli (1607 Bent Pine) Paint
2. Bridgeman (1404 Compton) Addition
4. Martin (1513 Kestrel) Paint
5. Brewer (1503 Lakehurst) Roof
6. Miller (1503 Ledgestone) Fence
7. Bromley (1421 New Britain) Paint
9. German (1674 Portsmouth) Garage Door
10. Whigham (1921 Redbridge) Paint
11. Wykoff (1441 Scotch Pine) Fence
12. D’Amico (1521 Vernon) Paint
13. Rochford (1733 Westerly) Driveway
14. Bull (1511 Woonsocket) Fence – stain okay, but must rearrange fence
15. Echemendia (1501 Ledgestone) Addition

#### **Denied:**

3. Reyes (1404 Glenmere) Paint Driveway – must be grey concrete color
8. Bosse (1527 Scotch Pine) Addition

A motion was made and seconded to approve ACC submission numbers 1-2, 4-7, and 9-15 and to deny numbers 3 and 8 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. The trimming of the walls will be added to the schedule as an amendment to the existing LMP contract agreement.
- D. Newsletter – Next Deadline October 6, 2009
- E. Nominating Committee – Tom Breitsprecher briefed the Board that there are no nominations other than the current Board members.
- F. Planning – Reserve Study.
- G. Oktoberfest – October 24, 2009 / Ask the landscapers to mow late in the week so the area is nice for the residents attending the Oktoberfest.

VII. OLD BUSINESS

- A. Steps to Add Lease Submission to Documents – Ted Thoman briefed on the process of adding lease submission to the documents.
- B. County Tax Record – Shadow Pine Easement – Tabled.
- C. Community Service Patrol – Service Change – Tabled.
- D. Playground Equipment – Bids will be solicited.
- E. Resolution of Sign Direction – Communicating to Residents – A copy will be mailed to all residents.

VIII. NEW BUSINESS

- A. Collection Policy – A motion was made by Bob Berry to reaffirm the existing Collection Policy as presented. Tom Breitsprecher seconded the motion. All in favor, the motion passed.
- B. Special Appointments Committee – The Board will look into having prior Board members act as liaisons for specific committees including the Legal Committee and Planning Committee.
- C. Smith 1445 Shell Flower – Requests Plants Replaced – Tree was trimmed on common property wall and in process removed overgrown plants attached to branches. Homeowner wanted reimbursement. The Board denied the request.
- D. Violation Process – On hold until next meeting.

IX. NEXT MEETING

October 20, 2009; ACC/Board 6 P.M. and Board After Annual Meeting;  
Annual Meeting 7 P.M. CENTRO CRISTIANO HISPANO 2014  
PROVIDENCE ROAD Brandon, FL

X. 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 8:20 P.M. All in favor, the motion passed.

Respectfully submitted, Janet MacNealy For the Secretary

Approved: 

Date: 10-20-09