

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ACC MEETING  
TUESDAY, OCTOBER 20, 2009 6:00 P.M.  
CENTRO CRISTIANO HISPANO  
2014 PROVIDENCE ROAD  
BRANDON, FLORIDA  
MINUTES

I. CALL TO ORDER

Ted Thoman called the Providence Lakes Master Association, Inc. Board of Directors meeting to order at 6:00 P.M. on October 20, 2009 at the Centro Cristiano Hispano Church, 2014 Providence Road, Brandon, FL.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Bill Honor, Bob Berry, Tom Breitsprecher, Jill Morena, and Mike Stuart

Staff: Louise Brown

Guests: Steve Modica

Notice was posted on the Park bulletin and website.

III. MINUTES

A motion was made by Bob Berry to approve the minutes from the September 15, 2009 Board of Directors meeting, as presented. The motion was seconded by Bill Honor. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Deed Restrictions/Architectural Control

**1. Deed Restrictions [LOOK] Items**

**Legal:**

- a) **[LOOK]**: You / Zheng – 1904 Stanfield – New homeowner submitted an ACC application to retain existing addition that was in violation of the deed restrictions at the time of purchase. Property has been in litigation with several owners since ACC addition was denied in May 2003. Board to review application and advise whether to approve with modifications or proceed with the Attorney. A letter will be sent to the homeowner advising them that the addition is not approved.
- b) **[LOOK]**: Teagus – 1510 Attleboro – Property in mortgage foreclosure, appears occupied and has been in violation off and on for lot upkeep, items stored in view and repair on front screen door. Board to advise whether or not to proceed with litigation. Proceed with litigation.
- c) **[LOOK]**: Filer – 1339 Hatcher Loop – Homeowner does not agree with violations and his response to initial Attorney letter for commercial vehicle, discolored roof and fascia is attached. Board to authorize proceeding with litigation. Proceed with litigation.

- d) **[LOOK]:** Wells Fargo – 1632 Portsmouth – Coldwell Banker manages property, has worked with tenants and advises all violations have been remedied. Board to confirm if property is satisfactory. The property is satisfactory at this time.
- e) **[LOOK]:** Fox – 2016 Shadow Pine – Property has been on violation for discolored house, and roof since February. There has been no reply to Attorney letter and property does appear to be occupied. Proceed with litigation.
- f) **[LOOK]:** Andrade – 2028 Shadow Pine – Property has been on violation list since new owner took property in May. It is in violation of discolored house, mailbox, roof eaves need repair; fence needs repair and lot upkeep. There has been no reply to Attorney letter and property does not appear occupied. Reply received. Proceed with litigation.
- g) **[LOOK]:** Deutsche Bank – 2055 Shadow Pine – Property has been in violation of discolored driveway, repair needed on garage door. Response from non-owner advised cannot remedy because property is occupied. Board to advise whether to accept or proceed with litigation. Reply received by occupant. Board to re-check in November.

## **2. Violations:**

- h) **[LOOK]:** Lao / Chang – 1414 Hatcher Loop – Homeowner requesting 8 month extension on discolored house violation. Board to advise whether or not extension to 6/30/10 is acceptable. Extension granted until 1/31/09 for owner to wash and/or paint.
- i) **[LOOK]:** Pace – 1507 Lakehurst – Homeowner requests cement pathway be accepted as installed. Board to advise if walkway would be considered if presented via the ACC process of if violation process needs to proceed. ACC will be approved if submitted.
- j) **[LOOK]:** Geiger – 1636 Ledgestone – Homeowner respond that house is not discolored. Board to advise if house is acceptable. Board advised that the gables need cleaned.
- k) **[LOOK]:** Beasley – 1643 Ledgestone – Homeowner advised she cannot comply with the violation for discolored house. Board to give direction on how to proceed. Okay at this time.
- l) **[LOOK]:** Evans – 1412 Shell Flower – Homeowners advises she cannot remedy discolored roof violation. Board to give direction on how to proceed. Board noted that the violation stands and the roof must be cleaned.
- m) **[LOOK]:** Rogers – 1914 Stanfield – Homeowner's response to Board

violation letters and initial Attorney letter is that the gazebo permission he requested in the past was not denied and that he disagrees that the gazebo on his property is a violation of the deed restrictions. Board to authorize proceeding with the Attorney or advise how to respond. Proceed with litigation.

- n) **[LOOK]:** Pothiwala – 1603 Storington – Homeowner requests Association to forgive legal fees for initial violation letter because he was out of the country and could not maintain his lot. Board to advise. Request is denied.
- o) **[LOOK]:** Badillo – 1444 Tiverton – Homeowner response to violation for fence repair is that she cannot replace at this time. Board to advise whether to have homeowner remove fence or give extension. Letter to homeowner to remove part of fence to bring into compliance. Numerous other violations noted.
- p) **[LOOK]:** Spellman – 1251 Tuxford – Homeowner responded to violation for unapproved roof panels on enclosure at back of home. Board to review and advise if roof is acceptable. Homeowner must submit ACC.
- q) **[LOOK]:** Handy – 1410 Wakefield – Homeowner advises latticework must have been approved when property was in the hands of previous owner. No application on record for latticework. In 1998 fence was approved. Board to advise whether acceptable to be used as screening of garbage cans. On hold.
- r) **[LOOK]:** Riley – 1630 Wakefield – Homeowner advises cannot remedy discolored house violation at this time. Board to advise whether to give extension or proceed. Okay at this time.

- **ACC October Submissions:**

- **Approved:**

1. Reyes (1408 Beth Page) Paint
3. Vermillion (2012 Branch Tree) Paint
4. Prieuer (1120 English Bluffs) Paint – must only paint door approved color
5. Vincent (1302 Hatcher Loop) Paint
6. Echemendia/Gonzalez (1501 Ledgestone) Landscape
7. Harvey (1433 Scotch Pine) Paint
8. Peterson (2017 Shadow Pine) Paint
9. Champagne (1417 Shell Flower) Paint
10. You (1904 Stanfield) Roof – Already Installed
11. Miolla (1521 Storington) Paint
12. Bull (1511 Woonsocket) Fence
13. Modica (1608 Portsmouth) Masonry wall

- **Denied:**

2. Anderson (2006 Branch Tree) Adding Door – must include type of door

A motion was made and seconded to approve ACC submissions 1, 3, 4 – pending only painting door approved color, and 5 – 13 and to deny number 2. All in favor, the motion passed.

The Board meeting recessed at 6:50 P.M. to hold the Annual Meeting.

The Board meeting reconvened at 8:00 P.M.

- B. Crime Watch – Report during Annual Meeting.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community.
- D. Newsletter – Next due January 2010
- E. Planning – No report.
- F. Octoberfest – October 24, 2009 from 3:00 P.M. to 6:00 P.M.

## VII. OLD BUSINESS

- A. County Tax Record – Tabled.
- B. Community Service Patrol – Tabled.
- C. Playground Equipment – Tabled.

## VIII. NEW BUSINESS

- A. Mediation Attendance – Bob Berry briefed the Board on recent and upcoming mediations.
- B. Holiday Decorations Vendor Selection – A motion was made to accept the proposal from Evergreen for \$3,124.04 to install, take down, and store holiday decorations. The motion was seconded. All in favor, the motion passed.
- C. Special Appointments – Legal/Planning – Tabled.
- D. Violation Process – Tabled.
- E. Appointment of Officers
  - a. President – A motion was made and seconded to appoint Bob Berry as President of the Board of Directors.
  - b. Vice-President – A motion was made and seconded to appoint Ted Thoman as Vice-President of the Board of Directors.
  - c. Secretary – A motion was made and seconded to appoint Tom Breitsprecher as Secretary of the Board of Directors.
  - d. Treasurer – A motion was made and seconded to appoint Bill Honor as Treasurer of the Board of Directors.
  - e. Ted Thoman and Tom Breitsprecher will co-chair the ACC.

## IX. NEXT MEETING

November 17, 2009; ACC/Board 6:30 P.M. – Camden Apartments

- X. ADJOURNMENT – There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:35 P.M. All in favor, the motion passed.

Respectfully submitted,  
Janet MacNealy For the Secretary

