

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, NOVEMBER 17, 2009 6:30 P.M.
CAMDEN APARTMENTS
1702 CHAPEL TREE CIRCLE BRANDON, FL
MINUTES

I. CALL TO ORDER

Bob Berry called the Providence Lakes Master Association, Inc. Board of Directors meeting to order at 6:33 P.M. on November 17, 2009 Camden Apartments 1702 Chapel Tree Circle, Brandon, FL.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Bill Honor, Bob Berry, Jill Moreno, Mike Stuart, and Tom Breitsprecher (arrived 6:55 P.M.)

Staff: Louise Brown

Guests: Dio Espinoza

Notice was posted on the Park bulletin and website.

III. MINUTES

A motion was made by Ted Thoman to approve the minutes and synopsis minutes from the October 20, 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

1. Legal:

- a) **[LOOK]:** HSBC Bank USA, N.A. Trustee – 1507 Allenton – No response from bank, property was in foreclosure when violation process started. Board to confirm if in compliance or proceed. – Board advised the property is okay.
- b) **[LOOK]:** Mahfouz – 1509 Allenton – Homeowner responded to Attorney letters and emails to the Association advised he would bring property into compliance. Board to advise whether is in compliance or to proceed with litigation. – The Board advised to proceed with legal.
- c) **[LOOK]:** Etheridge – 1623 Allenton – Homeowner responded to Attorney letter advising an application for paint color was submitted. Association has no record of application. Homeowner requesting an extension and the Association to waive legal fees. – The Board advised the no ACC form has been received. Homeowner must submit ACC form. Legal fees must be paid.
- d) **[LOOK]:** Andreadakis – 2019 Avalon Cove – Mediation occurred in September and details of the mediation and recent correspondence need to be reviewed for discussion during legal session of meeting. – Discussed during legal session.

- e) **[LOOK]:** Moore – 2008 Branch Tree – Association approved application for paint in April and house remained discolored. Homeowner responded to Attorney letter advising violations will be remedied. Board to give approval for extension date. – Homeowner must resubmit ACC form and must paint within 60 days of approval.
- f) **[LOOK]:** Roche – 1511 Chepacket – Property has been on violation for discolored mailbox and roof (since August '08 plus lot upkeep since May. There has been no reply to Attorney letter and property does not appear to be occupied. – The Board authorized proceeding with legal action.
- g) **[LOOK]:** Powell – 1535 Chepacket – Property has been on violation list since April 2008. Association granted an extension until September 1, 2009 after response to Attorney letter in June 2009. Recent response advises homeowner cannot comply and home is for sale. Board to advise whether to proceed or not. – The board authorized proceeding with legal action.
- h) **[LOOK]:** Vella – 1605 Compton – Homeowner responded to Attorney letters. Property has corrected all violations except for the fence was and still is painted. The Board to advise whether satisfied/collect legal fees or not to continue with litigation process. – The Board advised to continue with litigation on the fence and legal fees are due.
- i) **[LOOK]:** Perrone – 1527 High Knoll – Homeowner responded to Attorney letters and agreed property would be brought into compliance by November 10, 2009. The Board to advise whether satisfied/collect legal fees or to continue with litigation process. – The Board authorized continuing with the litigation process.
- j) **[LOOK]:** Rothrock – 1532 High Knoll – Homeowner responded to Attorney letters advising most violations did not take place. Property has had numerous violations off and on for lot upkeep, garbage cans/items stored in view; cars parked on lawn and discolored gables. Homeowner advises she has filed bankruptcy. The Board to advise how to proceed. - Homeowner must trim the trees and clean the gables.
- k) **[LOOK]:** Dennis – 1606 Ledgestone – Homeowner responded to Attorney letters that he was not aware of violations on property and that he will resolve them. Board to advise how to proceed. – The Board authorized proceeding with legal action.
- l) **[LOOK]:** Martinez – 1414 Scotch Pine – Homeowner responded to previous violation letters but not to October 19 Attorney letter. Owner advised the property is being sold and they will not remedy violations. Property owner's mailing address is 2003 Green Juniper. Board to advise whether or not to proceed with litigation. - The Board authorized proceeding with legal action.

- m) **[LOOK]:** Deutsche Bank/Brown – 2055 Shadow Pine – Board advised in October that property would be looked at this month based on occupant/former homeowner committing to repair garage door damage/discoloration. – Violation still exists; extension to 1/1/10 granted.
- n) **[LOOK]:** Belliveau – 1440 Tiverton – No response to Attorney letters, property is foreclosed and appears occupied. It remains in violation for discolored house and lot upkeep. Board to advise how to proceed. - The Board authorized proceeding with legal action.
- o) **[LOOK]:** Reyes – 1226 Tuxford – Homeowner responded to Attorney property is now in compliance. Board to advise whether property meets deed restrictions. – Board noted property is in compliance except homeowner must straighten edging stones.
- p) **[LOOK]:** Perez/DeMarco – 1227 Tuxford – No response to Attorney letter for lot maintenance. Board to advise whether or not to proceed. Property in foreclosure, liened and vacant. Association is mowing. - The Board authorized proceeding with legal action.

2. Violations:

- q) **[LOOK]:** Loomis – 1516 Allenton – Homeowner advises is pressure washing discoloration and wants see if acceptable for 2 years when he is back to property. – Board noted homeowner must pressure wash within 60 days.
- r) **[LOOK]:** Spychain – 1662 Portsmouth – Homeowner advises cannot remedy discolored house due to Hillsborough County water restrictions. – Remedied as of 11/17/09.
- s) **[LOOK]:** Lee – 1922 Sedgefield – Homeowner has given address of property manager as her address of record. Manager is asking for an extension for discolored roof and house violations. Board to advise how long to give extension. – The Board granted a 60-day extension.
- t) **[LOOK]:** Dowden – 1404 Wickford – Board to advise whether or not to send violation letter to vehicle often in view at this address. – No further action at this time.

- **ACC November Submissions:**

- **Approved:**

1. Stouffer (1524 Attleboro) Paint
3. Rohrer (1518 Bluetéal) Paint
4. Fortschneider (1503 Kestrel) Front Door
5. Watkins (1422 Lakehurst) Windows/Doors/Sliding Doors
7. Espinosa (1504 Storington) Fence
8. Fair (1616 Storington) Windows

9. Nguyen (1918 White Cedar) Windows
10. Nguyen (1920 White Cedar) Windows
11. Dempsey (1418 Woodstork) Paint
12. Brown (1630 Portsmouth) Doors / front – sliding glass

Denied:

2. Morales (2016 Avalon Cove) Paint
6. Tackus (2061 Shadow Pine) Driveway Change – a) No b) Yes – Homeowner must check on County permit.
A motion was made and seconded to approve submissions 1, 3-5, 6b, and 7-12 and to deny numbers 2 and 6a. All in favor, the motion passed.
- B. Crime Watch – Mike Stuart reported that there is an increase in daytime break-ins in the area. The County will be contacted to do a lighting evaluation in the community.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community.
- D. Newsletter – Articles are due January 1, 2010
- E. Planning – No report.
- F. Octoberfest – The Octoberfest was a success with approximately 400 people signed in.

VII. **OLD BUSINESS**

- A. County Tax Record – Shadow Pine Easement – Tabled.
- B. Community Service Patrol – Service Change – Tabled.
- C. Playground Equipment – Tabled.
- D. Special Appointments – Legal/Planning – Tabled.
- E. Violation Process – Tabled.

VIII. **NEW BUSINESS**

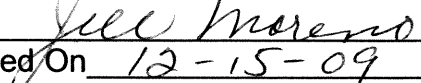
- A. Express Towing Contract – Signed with an expanded towing area.
- B. The Planning Commission – Association Response – Tabled. Mike Stuart to research crime/traffic at Glenmere where road opened up.

IX. **NEXT MEETING**

December 15, 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 7:45 P.M. All in favor, the motion passed.

Respectfully submitted,
Janet MacNealy
For the Secretary

Signed 
Approved On 12-15-09