

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, DECEMBER 15, 2009 6:30 P.M.
CAMDEN APARTMENTS
1702 CHAPEL TREE CIRCLE BRANDON, FL
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 December 15, 2009 Camden Apartments 1702 Chapel Tree Circle, Brandon, FL.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Jill Moreno, and Tom Breitsprecher

Directors Absent: Bob Berry, Bill Honor, and Mike Stuart

Staff: Louise Brown

Guests: Diane & Richard Guerra

Notice was posted on the Park bulletin and website.

III. MINUTES

A motion was made by Joseph Wilson to approve the minutes and synopsis minutes from the November 17, 2009 Board of Directors meeting, as presented. The motion was seconded by Tom Breitsprecher. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Deed Restrictions/Architectural Control

1. Deed Restrictions [LOOK] Items

Legal:

- a). [LOOK]: Gardner/Brumley – 1907 Blue Sage – Homeowners agreed at mediation to bring property into compliance by November 2009. Board to advise if satisfied that property is in compliance. – Lot upkeep still a violation.
- b). [LOOK]: Roche – 1511 Chepacket – Homeowner selling and Title Company advises Attorney property is now in compliance. Board to advise if satisfied that property is in compliance. – Roof is discolored; proceed.
- c). [LOOK]: York– 2023 Green Juniper – Homeowner responded to Attorney letters advising property has been brought into compliance. Board to advise if satisfied that property is in compliance. – Fence repairs needed; response will be sent to Attorney.
- d). [LOOK]: Bueno – 1412 High Knoll - Homeowner has not responded to initial attorney letter for lot upkeep violation. Property appears to be

abandoned, is in mortgage foreclosure, liened by the Association and the Association is mowing. Board to advise whether or not to continue with litigation. - Proceed

- e) **[LOOK]:** Johnson – 1646 Portsmouth – Association approved an application for patio addition on November 19, 2002. Violation sent when addition with windows was noticed. Homeowner responded advising addition was approved and continues to respond to Attorney letter advising further that the Association made a visual inspection and addition was approved. Board to advise how to proceed. - Proceed
- f) **[LOOK]:** Lapaz – 1606 Sanderling – Property has been on violation list since 2007. Per Attorney at the recent hearing: The daughter attended, Father/Mr. Lapaz is extremely aged and sick and Mother is now deceased. Claims she has pressure washed and is now in compliance, Judge ordered her to provide us with receipts and photos, or any other proof showing compliance. Judge ordered hearing to be reset for 30 days out. Board to advise is satisfied with property. – Homeowner to be advised that it's okay for homeowner to remove fence if they don't want to repair/replace it. Attorney to be notified that property is not in compliance.

2. Violations:

- g) **[LOOK]:** Sutton – 1809 Wakefield – Homeowner came to meeting in June and Board gave an extension to September to either remove the shed or change documents. Shed is still on property and no input from homeowner regarding the status on changing the documents. – No response from homeowner; proceed.
- h) 1421 Shellflower – Plantings near roadway blocking sight line at street. County to be contacted to see if remedy is available through County.

- **ACC November Submissions:**

- **Approved:**

1. Cope (1506 Chepacket) Paint
3. Wood-Decelles (1410 Cloverfield) Paint
4. Mulchandani (1614 Compton) Paint
5. Koerper (1716 Compton) Paint
6. Virnig (2008 Green Juniper) Paint
7. Baboolall (1410 Hatcher Loop) Slab Extension
8. Koerper (1510 Lakehurst) Paint
9. Simeon (1638 Ledgestone) Front Door
10. Harbajan (1729 Scotch Pine) Landscape
13. Tanis (1918 Stanfield) Paint
14. Watkins (1233 Tuxford) Paint
15. Bernhardt (1814 Wakefield) Roof

Denied:

- 2. Calhoun (1542 Chepacket) Paint
- 11. Rogers (2009 Shadow Pine) Bin In Back Yard
- 12. Tanis (1918 Stanfield) Above Ground Pool

A motion was made and seconded to approve submissions 1, 3-10 and 13-15 and to deny numbers 2, 11, and 12. All in favor, the motion passed.

- B. Crime Watch – No report.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community. New ground maintenance proposals will be obtained in April 2010.
- D. Newsletter – Articles are due January 1, 2010
- E. Planning – No report.

VII. OLD BUSINESS

- A. County Tax Record – Shadow Pine Easement – Tabled.
- B. Community Service Patrol – Service Change – Tabled.
- C. Playground Equipment – Ted Thoman reported that the proposal for new piece of playground equipment is forthcoming. – Tabled.
- D. Special Appointments – Legal/Planning – Tabled.
- E. Violation Process – The violation process, letters, and monthly violation list were discussed by the Board. – Tabled.
- F. Towing Signs – Additional Ones For Lake Areas – Tabled.

VIII. NEW BUSINESS

- A. Hillsborough County Extension Service Florida Friendly Presentation scheduled for Board meeting January 19, 2010 and Adopt A Pond representative to meet at Providence Lakes on January 9, 2009 to discuss aquatic plant options available with the County.

IX. NEXT MEETING

January 19, 2010; 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 7:40 P.M. All in favor, the motion passed.

Respectfully submitted,
Janet MacNealy
For the Secretary

Signed *Joe Moreno*
Approved On 1-19-10