

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ACC MEETING  
TUESDAY, JANUARY 19, 2010 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 January 19, 2010 Camden Apartments 1702 Chapel Tree Circle, Brandon, FL.

II. ROLL CALL

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

Staff: Louise Brown

Guests: Helen & David Burris, Joe & Martha Vega, and Lemuel Johnson  
Notice was posted on the Park bulletin and website.

III. MINUTES

A motion was made by Tom Breitsprecher to approve the minutes and synopsis minutes from the December 15, 2009 Board of Directors meeting, as presented. The motion was seconded by Joseph Wilson. All in favor, the motion passed.

IV. PRESENTATIONS

A. Hillsborough County Extension Office – Lisa Strange briefed the Board on the 9 principles of Florida Friendly Landscaping concepts.

V. COMMITTEE REPORTS

A. Deed Restrictions/Architectural Control  
1. Deed Restrictions [LOOK] Items

**Legal:**

- a) **[LOOK]:** Ward – 1514 Attleboro – No response to violation letters or attorney letter. Property violations included discolored roof, house, chimney, mailbox to be straightened. Mortgage foreclosure, owes assessment 2009/10. Board to advise how to proceed. - Proceed
- b) **[LOOK]:** Bryan – 1619 Bent Pine – No response to violation letters or attorney letter. Property violations included discolored gables and items stored in view. Mortgage foreclosure, owes assessment 2008/09/10. Board to advise how to proceed. - Proceed
- c) **[LOOK]:** Dreydoppel - 1508 Bluetal - Response from Karin Hannon (not an owner) to violation letters and to attorney letter that property is in compliance since August 17, 2009. Board advised not in compliance and to proceed

violation letter sent in January, March, June and August advising property was in compliance as of August 31, 2009. Property had been sent to Tankel on August 18, 2009. The Board looked at property in September and advised to proceed. Board to advise if now in compliance and how to proceed. – Proceed.

- m) **[LOOK]:** Bingaman – 1906 Stanfield – Board to review letter from Malley in packet and advise whether or not to authorize amending the complaint. – Proceed as recommended by Attorney.
- n) **[LOOK]:** Tanis – 1918 Stanfield – Property has been on violation list since May for violations that include discolored house, prohibited structure and above ground pool. No response to Attorney letter but an ACC was approved in December for paint, the structure is gone and the above ground the December pool ACC was denied. Board to advise is property is in compliance.- Property in compliance.
- o) **[LOOK]:** Miller – 1921 Stanfield – Property has been on violation list since June for violations that include discolored mailbox, repair fence and lot upkeep. The property is vacant and the Association is mowing. It is in foreclosure and assessment fees are owed plus the lot upkeep fees. Board to advise how to proceed. – Proceed.
- p) **[LOOK]:** Karch – 1628 Storington – Property has been on violation list since June for violations that include discolored house and mailbox repair. No response. Property is liened for Association fees owed for 2009-10. Board to advise how to proceed. – Proceed.
- q) **[LOOK]:** Spellman – 1251 Tuxford - Property homeowner is cooperative and has responded to violation letters and to Attorney letters but has not submitted an ACC for the roof and there is none on the Association records. I suspect Tankel put the solar panel comment in the letter from just looking at the roof. Board to advise how to proceed. – On hold. Louise Brown to check to see if pictures or an approved ACC on file and she will follow up with Mary Ann for a historical prospective on the property.
- r) **[LOOK]:** Alford – 1260 Tuxford - Property homeowner has not responded to Association or the Attorney letters. Violations include repair/discolored gable. Items to include portable basketball goal, trailer stored in view, structure at rear of property. Property is liened, owes for 2008, 09, 10, in foreclosure and is occupied. Board to advise if to proceed. – Proceed.
- s) **[LOOK]:** Allen – 1722 Wakefield - Property homeowner has not responded, living out of state, is in mortgage foreclosure, property vacant and Association maintaining. Board to advise if to proceed. – Proceed.

## 2. Violations:

- t) **[LOOK]:** Gardner/Brumley – 1907 Blue Sage – Homeowners agreed at mediation to bring property into compliance by November 2009. Board advised at the last meeting that all was in compliance except lot maintenance. Gardner reply advises “respectively disagrees”. Board to advise whether or not to take further action. – Property in compliance.
- u) **[LOOK]:** Julien – 1541 Scotch Pine – Homeowner advises the oversized truck parked in front of the property is required because of a disability and the transportation available. – Extension granted to 1/31/10 then re-look.
- v) **[LOOK]:** Reagan – 1724 Wakefield – Homeowner’s response to violation for shed is that documentation was provided in 2007 (ACC Application denied) and other documentation/responses were sent in. Board to advise whether or not to send to Attorney. – Send to Attorney if not gone by 2/16/10.
- w) **[LOOK]:** Sutton - 1809 Wakefield – Shed is on property and homeowner has not proceeded on changing the documents as implied. – Send to Attorney if not gone by 2/16/10.

- **ACC November Submissions:**

- **Approved:**

- 1. Greenwell (1204 English Bluffs) Windows
    - 2. Fortschneider (1503 Kestrel) Replace Patio
    - 3. Tablante (1304 Lakehurst) Roof
    - 4. Ayala (1502 Lakehurst) Roof
    - 5. Doan (1550 Scotch Pine) Roof
    - 7. Wulffert (1229 Tuxford) Paint

- **Denied:**

- 6. Erazo/Cedeno (1708 Scotch Pine) Gazebo

A motion was made and seconded to approve submissions 1-5 and 7 and to deny number 6. 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. No new plantings until after the cold spell when damages can be assessed.
- D. Newsletter
- 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 – 2 proposals were presented with estimates just under \$20,000 each for replacement playground equipment at the Tot Lot. Louise Brown will check to see if the old playground equipment has a salvage value to reduce the costs of new equipment.
- D. Special Appointments – Legal/Planning – Tabled.
- E. Violation Process – New violation letter to be reviewed at the next meeting.
- F. Towing Signs – Additional Ones for Lake Areas – Tabled.

VIII. NEW BUSINESS

- A. Wykoff 1441 Scotch Pine – Complaint Regarding Landscape – Ted Thoman will write a letter to the homeowner.
- B. Payment Plan Requests:
  - 1. Acevedo 1625 Bent Pine
  - 2. Wootan 1519 Ledgestone
  - 3. Morris 1620 Allenton
  - 4. 1439 Tiverton

Payment plans requests 1 – 4 are approved based on the Payment Plan Policy established by the Board.

The Board voted to continue, until further notice, with the Payment Plan Request Policy approved in 2009. Greenacre Properties, Inc. is authorized to approve written requests for payment plans without taking the requests to the Board. Late fees do apply. If payment is not received by June 1<sup>st</sup> of that year, the account goes to the Attorney.


- C. Foreclosure – Tankel Proposal – Louise Brown to get the buyer's name and a proposal from Tankel.

IX. NEXT MEETING

February 16, 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 9:30 P.M. All in favor, the motion passed.

Respectfully submitted,  
Janet MacNealy  
For the Secretary

Signed   
Approved On 2-23-10