

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, February 23, 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 6:35 P.M. on February 23, 2010 Camden Apartments 1702 Chapel Tree Circle, Brandon, FL.

II. ROLL CALL

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

Directors Absent: Bill Honor

Staff: Louise Brown

Guests: Richard & Diane Gurrera and LaFontant Julien

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 January 19, 2010 Board of Directors meeting, as presented. Joseph Wilson seconded the motion. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Deed Restrictions/Architectural Control

1. Deed Restrictions [LOOK] Items

1. **Legal:**

- a) [LOOK]: Perrone – 1527 High Knoll – Numerous emails back and forth with this homeowner and the Association gave an extension to January 31, 2010 for the final violation of discolored roof. The Board to advise if satisfied or if the litigation is to continue. – Proceed with litigation on discolored roof, per Board.
- b) [LOOK]: Frias – 1402 Lakehurst – No response to violation letters or attorney letter. Property has improved the discolored house violation. Board to advise if satisfied. – Board noted that violation is remedied; however, \$150 to be collected.
- c) [LOOK]: Gardiner – 1504 Lakehurst – No response to violation letters or attorney letter. House was painted without ACC application being submitted. Board to advise how to proceed. – Proceed to legal, per Board.

- d) **[LOOK]:** Medina-Wootan – 1519 Ledgestone – Homeowner has had an Attorney contact your Counsel to request a payment plan for the legal fees due (approximately \$1500). Property is in compliance. Board to advise. – The Board approved three payments of \$500 each plus interest.
- e) **[LOOK]:** Dmitriev – 1409 New Britain – Board to advise if homeowner has complied with Final Judgment to remedy violation for lot upkeep, discolored house/mailbox and items stored in view. – Violations still exist; proceed with legal, per Board.
- f) **[LOOK]:** Johnson – 1646 Portsmouth – Homeowner's response to Attorney letter is enclosed. They do not want to go to mediation and they want to know what the Board wants them to do about their addition. – Board requests homeowner to submit an ACC form with a detailed description of built structure. Louise Brown to search ACC's for a similar approved structure in their village and owner to be requested to submit a description of as built structure.
- g) **[LOOK]:** Guzman – 1927 Redbridge – Homeowner is in bankruptcy, owes the Association fees for 2 years and the Association has a lien on property. Malley is asking if she is authorized to proceed to obtain judgment for compliance. She further advises that due to the debtor being discharged in bankruptcy, we cannot seek an award of fees and costs in our judgment, however if we have to continue to seek enforcement of the judgment, we can at that point seek fees. – Proceed.
- h) **[LOOK]:** Karch – 1628 Storington - Response from homeowner after Attorney letter for violations that include discolored house, repair mail box and lot upkeep is he needs additional time to comply and wants to avoid the cost of mediation. Property has been on the violation list since June 2009. Board to advise whether or not to allow an extension and provide length of time. – The Board noted that the mailbox has been replaced. The Board granted an extension on the discolored house and lot upkeep and will review in April.
- i) **[LOOK]:** You/Zheng– 1904 Stanfield – Attorney of former owner contacted the Association and was referred to Malley. At this time no ACC application has been sent int. Board to advise how long they want to wait on the ACC application before proceeding with litigation. – The Board noted that an ACC application must be submitted prior to house painting. An ACC must be submitted with complete details on how they plan to bring room addition into compliance.
- j) **[LOOK]:** Perez – 1227 Tuxford – No homeowner's response to Legal Counsel's letters. Property is in foreclosure, vacant and the Association has been mowing. Board to advise if to proceed with litigation. – Proceed.

- k) **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. Board requested historical detail be requested from former managers and archives to help determine when roof was put in place. No additional information available. Board to advise if to proceed. – Proceed.

2. Violations:

- l) **LOOK**: Julien – 1541 Scotch Pine – Homeowner advises the oversized truck parked in front of the property is required because of a disability and his only transportation. Has now requested an extension to February 20, 2010. Homeowner attended the meeting and briefed the Board on ongoing violation. The Board granted an extension until May 1, 2010.

• **ACC November Submissions:**

Approved:

1. Folkins (1511 Chepacket) Roof
2. Shober (1306 Hatcher) Landscape
3. Lafferty (1648 Portsmouth Lake) Roof
4. Rockenbach (1533 Scotch Pine) Paint
5. Ahrens (1601 Scotch Pine) Roof
6. Wilcox (1901 Stanfield) Garage Door
7. Benjamin (1903 Stanfield) Gable/Fascia/Soffit Replacement
9. Kerschner (1402 Storington) Lanai Addition
10. Hobbs (2016 Bridgehampton) Roof
11. Styer (1335 Hatcher Loop) Vent
12. Bromm (1605 Scotch Pine) Roof

Denied:

8. Kerschner (1402 Storington) Paint – no approved color scheme

A motion was made and seconded to approve submissions 1-7 and 9 - 11 and to deny number 6. All in favor, the motion passed.

- B. Crime Watch – Mike Stuart reported that Deputy Jordan will provide training classes for Crime Watch. Mike Stuart to get the available dates/times available at the Spanish Church to schedule the classes. He is also working to get the crime statistics for the neighborhood.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community. He reported that there are 5 companies bidding on the grounds/irrigation contracts.
- D. Newsletter – Mike Stuart requested articles be submitted by April 1st for the next newsletter to include an update on County sidewalk project, Florida Friendly details and the updated violation process.
- E. Planning – Bob Berry advised tree revitalization would be a future project. He also touched on County meeting he attended.

VII. OLD BUSINESS

- A. County Tax Record – Shadow Pine Easement – Louise Brown to research and proceed on purchase.
- B. Playground Equipment – Tabled
- C. Special Appointments – Legal/Planning – No Update
- D. Violation Process – The Board authorized proceeding with the new time frames and new violation letters.
- E. Towing Signs – Additional Ones For Lake Areas – Tabled.

VIII. NEW BUSINESS

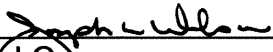
- A. Community Service Patrol Discussion – The Board will keep the current vendor for now.
- B. Foreclosed/Abandoned Properties – County Code Enforcement, Identifying and Procedure for Monitoring – A list of foreclosed / abandoned homes will be sent to Mike Stuart and 15 properties to be referred to Code Enforcement.
- C. Policy Resolution 2009 -1 Reviewed.

IX. NEXT MEETING

March 16, 2010; Legal Session at 6:00 P.M. and 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 8:45 P.M. All in favor, the motion passed.

Respectfully submitted,
Janet MacNealy
For the Secretary

Signed 
Approved On March 16, 2010