

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ACC MEETING  
TUESDAY, March 16, 2010 6:30 P.M.  
CAMDEN APARTMENTS  
1702 CHAPEL TREE CIRCLE BRANDON, FL  
MINUTES

I. CALL TO ORDER

The Providence Lakes Master Association, Inc. Board of Directors meeting was called to order at 6:10 P.M. on March 16, 2010 Camden Apartments 1702 Chapel Tree Circle, Brandon, FL.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Jill Moreno, Bob Berry, Tom Breitsprecher, Mike Stuart (arrived a 6:15 P.M.), and Jill (arrived at 6:25 P.M.)

Directors Absent: Bill Honor

Staff: Louise Brown

Guests: Sara Folkins, Diane & Richard Gurrera, Shaniqua Sears, and Alfred Bridgeman

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 February 23, 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

**Legal:**

- a) **[LOOK]:** Vermillion – 2012 Branch Tree – Homeowner responded to Attorney letter and Board advised satisfied with property if the area above the garage was painted. Board noted property now in compliance.
- b) **[LOOK]:** Wheeler - 1915 Bridgehampton – Homeowner responded to Attorney letter that roof has now been professionally cleaned. Board noted violation is remedied.
- c) **[LOOK]:** Salgado – 1416 High Knoll – Homeowner responded to Attorney letter and sent complaint regarding the handling of the violation process. Board confirmed that violation is remedied.

- d) **[LOOK]:** Miller – 1420 High Knoll – No response to violation letters or attorney letter for discolored roof and house. Property is liened and in foreclosure and a foreclose sale date is set for April, 2010. Board noted to deal with new owner if sale takes place.
- e) **[LOOK]:** Brown – 1542 Portsmouth Lake – No response to violation letters or attorney letter for lot upkeep. Board authorized proceeding with legal action.
- f) **[LOOK]:** Rosada – 1932 Redbridge – No response to violation letters or Attorney letter for repairing gable/fence and discolored house. This property has been out of compliance and referred to Legal in the past. Board authorized proceeding with legal action.
- g) **[LOOK]:** Nunez - 2005 Redbridge – Homeowner's response to Attorney letter is enclosed and advises property has been brought into compliance. Board confirmed violations for discolored house and mailbox repair have been remedied.
- h) **[LOOK]:** Layana – 1424 Scotch Pine – Homeowner advises violation for not submitting ACC form for addition on back of property was being done and that form would be at the Association by March 1, 2010. Several extensions have been granted since 2008. ACC at the Association as of February 19, 2010. ACC denied – No action taken at this time.
- i) **[LOOK]:** Bauer – 1911 Sedgefield - Homeowner responded to Attorney letter that roof has now been cleaned and the lot maintenance has been done. Board noted that violation has been corrected.
- j) **[LOOK]:** Humphrey – 2014 Shadow Pine – No response to violation letters or attorney letter for discolored house. Board authorized proceeding with legal action.
- k) **[LOOK]:** Andrade – 2028 Shadow Pine – January 22, 2010 homeowner responded to Attorney letter that the violations for discolored house/roof, lot upkeep, fence stored in view and repair of mailbox and fence would be taken care of. Board authorized to proceed with legal action.
- l) **[LOOK]:** Hodges – 2042 Shadow Pine – Homeowner advised the Judge at a hearing on February 24, 2010 that property was in compliance except for freeze damage to plants on property. The Attorney is proceeding based on the violations for discolored house/gables/roof, repair fence and lot upkeep. Board to confirm proceeding is appropriate and to appoint a director to represent Board at the April 28<sup>th</sup> 2:00 P.M. hearing. – Bob Berry to attend hearing.

- m) **[LOOK]:** Huekler – 1616 Wakefield – No response to violation letters or attorney letter for discolored roof. Board noted that the violation was remedied.
- n) **[LOOK]:** Tu – 1624 Wakefield – No response to violation letters or attorney letter for discolored roof/house. Board noted the violation was remedied.
- o) **[LOOK]:** Grant – 1626 Wakefield – No response to violation letters or attorney letter for discolored roof. Board noted violation was remedied.
- p) **[LOOK]:** Norman – 1628 Wakefield – No response to violation letters or attorney letter for discolored house. Board authorized proceeding with legal action.
- q) **[LOOK]:** Rojas – 1644 Wakefield – No response to violation letters or attorney letter for discolored roof/house. Association has a lien on the property. Board authorized proceeding with legal action.

- **ACC November Submissions:**

- Approved:**

- 1. Sears (1507 Allenton) Paint
    - 2. Loomis (1516 Allenton) Paint
    - 3. Folkins (1511 Chepacket) Paint
    - 4. Bridgeman (1404 Compton) Windows and Fence
    - 5. Fortschneider (1503 Kestrel) Deck Extension/Landscape
    - 8. Morill (2019 Shadow Pine) Paint
    - 9. Carpenter (1209 Tuxford) Paint
    - 10. Anzulewicz (1246 Tuxford) Replace Existing 4 Ft Fence in Back
    - 11. Storar (1604 Westerly) Paint
    - 12. Medina (1524 Compton) Paint with approved Sherwin Williams scheme.

- Denied:**

- 6. Garcia (1508 Sakonnet) Paint – Incorrect address on form.
    - 7. Layana (1424 Scotch Pine) Screen Enclosure

A motion was made and seconded to approve submissions 1-5 and 8 – 12 and to deny numbers 6 and 7. All in favor, the motion passed.

The Board adjourned and went into legal session with Attorney, Robert Tankel, at 6:40 P.M. The Board meeting reconvened at 8:15 P.M.

- B. Crime Watch – Mike Stuart briefed the Board on crime watch in the community. He reported that crime is down 13% since the last meeting.

- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community.
- D. Newsletter – Mike Stuart April 1 Deadline/Contract Sign
- E. Planning – No report.

VII. OLD BUSINESS

- A. Shadow Pine Easement Purchase -
- B. Playground Equipment – On hold pending outcome of new legislation.
- C. Special Appointments – Legal/Planning – On hold.
- D. Towing Signs – Additional Ones For Lake Areas – On hold.

VIII. NEW BUSINESS

- A. Landscape Contract Vendor Selection – A motion was made by Mike Stuart to approved Nanaks as the landscape vendor to begin April 1, 2010. The motion was seconded by Ted Thoman. All in favor, the motion passed.
- B. Fountain Repair for Providence Run Lake – A motion was made and seconded to approve the proposal for the fountain repair. Discussion followed. All in favor, the motion passed.
- C. Payment Plan Request – Embden (1620 Ledgestone) – A motion was made by Tom Breitprecher and seconded by Ted Thoman to approve the payment plan request. All in favor, the motion passed.
- D. Late Fee Waive Request – Kuch (1538 Scotch Pine) – The Board denied the request.
- E. Foreclosure – A motion was made at 8:05 P.M. by Tom Breisprecher to ratify the proposal to go forward with the foreclosures. The motion was seconded by Ted Thoman. All in favor, the motion passed.

IX. NEXT MEETING

April 20, 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 *Julie Moreno*  
Approved On 4-20-10