

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, AUGUST 17, 2010 - 6:30 P.M.
CAMDEN APARTMENTS - 1702 CHAPEL TREE CIRCLE, BRANDON, FLORIDA
MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER

Bob Berry, President of the Providence Lakes Master Association, Inc., called the Board of Directors & ACC Meeting to order at 6:30 P.M. on August 17, 2010, at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Joseph Wilson, Mike Stuart, Tom Breitsprecher, Jill Moreno, and Bob Berry
Directors Absent: Bill Honor
Staff: Louise Brown, CAM
Guests: None

Notice was posted on the park bulletin board and website.

III. MINUTES

A motion was made by Joseph Wilson to waive the reading and approve the minutes and synopsis minutes of the July 20, 2010, Board of Directors & ACC Meeting as written. Ted Thoman seconded the motion. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Management Report - Deed Restrictions/Architectural Control - [LOOK] Items

1. ACC Submissions for August 2010:

Approved:

1. Howell (1535 Chepacket) Alteration to front window
2. Howell (1535 Chepacket) Paint
3. Calhoun (1542 Chepacket) Paint
4. Drew (1522 Compton) Paint
5. Crossfield (1914 Coral Tree) Paint
6. Downe (2004 Culpepper) Windows
7. Goodman (1913 Redbridge) Roof
8. Gallardo (2066 Shadow Pine) Renewal of Previously Approved Paint Application – [LOOK] in September
9. Hill (1417 Tiverton) Roof
10. Irvin (1457 Tiverton) Garage Space Converted to Living Area/Tabled in July/Ted will write letter.
11. Salamone (1214 Tuxford) Windows
13. Calabro (1602 Sanderling) Roof

On Hold:

10. Irvin (1457 Tiverton) Room Addition Inside Garage – Ted Thoman will write a letter to the homeowner.
12. Spellman (1251 Tuxford) Screened Enclosure – Aluminum Roof (Sent ACC Application in response to Attorney Anne Malley.) – To be reviewed at September meeting.
14. Drew (1522 Compton) Roof/Ted will review.

A motion was made and seconded to approve submissions 1-7, submission 8 was approved at the courthouse, submission 9 approved, submission 10 - Response letter to be reviewed next month., 11 recommend approval, 12 follow-up next month, 13 recommended approval, 14 hold. All in favor, the motion passed.

14. Deed Restrictions [LOOK] Items:

- a) **[LOOK]**: Teagus – 1510 Attleboro - The Association has final judgment and court ordered property is to have been brought into compliance for ladders, items, garbage cans stored in view and need to replace/repair front screen door. Gutter is hanging. Property appears occupied and is in mortgage foreclosure. Board advised to proceed.
- b) **[LOOK]**: Ward – 1514 Attleboro – Property has been in violation of discolored roof, house, chimney and no changes since June 2009. Property is in mortgage foreclosure. Board advised to proceed.
- c) **[LOOK]**: Deutsche (Sienkiewicz) – 1623 Bent Pine – The Association has been awarded fees and costs and court ordered property is to have been maintained and brought into compliance for discolored house/gables and repair mailbox. Board advised to proceed.
- d) **[LOOK]**: Barrios-Reising – 1704 Compton – Homeowner responded to Attorney Tankel’s initial violation letter for discolored house and advises she painted in 2006 and has pressure washed. More cleaning is still needed – not in compliance proceed with Legal action.
- e) **[LOOK]**: Simmons – 2016 Culpepper – The Association has been awarded fees and costs and court ordered property is to have been maintained and brought into compliance for discolored house/roof, repair or replace garage door, garbage cans in view. Property is in mortgage foreclosure. Board advised to proceed.
- f) **[LOOK]**: Dmitriev – 1409 New Britain – Judgment has been filed, property appears occupied off and on. House is discolored, garbage cans are stored on front porch and lot is not maintained. Board advised to proceed.
- g) **[LOOK]**: Hernandez/Brown – 1542 Portsmouth – Judgment has been filed, property appears occupied and garbage, garbage cans, items stored in view, Holiday decorations beyond the Season and lot is not maintained. Garage door is broken or damaged at the base. Property is in mortgage foreclosure. Board advised to proceed.
- h) **[LOOK]**: Lapaz – 1606 Sanderling – Property has been in violation for discolored house, repair fence and lot is not maintained consistently. The latest hearing was cancelled in June to give owner more time to comply. Board advised to proceed.
- i) **[LOOK]**: Humphrey – 2014 Shadow Pine – Judgment has been filed, property is occupied and remains in violation for discolored house and transom needs repair. It is for sale. Board advised to proceed.
- j) **[LOOK]**: Lopez – 1423 Tiverton – Final judgment for fees and costs awarded to Association and discolored roof/house was to have been remedied. House was painted, but roof has not been cleaned. Manager to send first violation letter for boat on property. Property is in mortgage foreclosure. Board advised to proceed.
- k) **[LOOK]**: Belliveau – 1440 Tiverton – Judge signed order referring parties to mediation and there has been no response from homeowner since May 2010. Property is in violation for discolored house and lot upkeep. Property is in mortgage foreclosure. Board advised to proceed.
- l) **[LOOK]**: Dextra-Armand (Gilbert) – 1503 Vernon – Judgment has been filed, property appears occupied and has a window boarded up, both driveway and house are discolored and lot is not maintained. Board advised to proceed.
- m) **[LOOK]**: Rojas – 1644 Wakefield– Homeowner responded to Clerk of Circuit Court and letter enclosed advising discolored roof and house have been pressure washed. House still has areas of mold and there is now a storage shed. Board advised to proceed.

B. Crime Watch – Mike Stuart reported on Crime Watch in the community.

- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community. The fountains are to be left on full time.
- D. Newsletter – Mike Stuart reported on the newsletter and gave the October deadline for the November/December/January issue.
- E. Planning – Bob Berry reported on planning.
- F. Octoberfest – Bob Berry reported for Judy Berry that committee is proceeding with arrangements and event is scheduled for October 23, 2010.

V. UNFINISHED BUSINESS

- A. 2011 Budget Discussion – A motion was made by Ted Thoman and seconded by Joseph Wilson to accept no increase in dues for 2011. All in favor, the motion passed.
- B. Additions Without ACC Approval:
 - 1. Layana (1424 Scotch Pine) Addition
 - 2. Johnson (1646 Portsmouth) Addition

A motion was made by Ted Thoman and seconded by Joseph Wilson to put this issue on hold, have Bob Tankel's office review, and have the manager set up a legal meeting with Bob Tankel's office to be held at the Greenacre Properties, Inc., office. All in favor, the motion passed.

- C. Bank Account Options – Manager discussed with the Bank of Tampa and had the bank set up separate CDRS if available and/or set up four (4) \$100,000.00 staggered CDs –Completed.

VI. NEW BUSINESS

- A. Annual Meeting – Bob Tankel can conduct Annual Membership Meeting.
 - 1. Postcard Notice of Director Vacancies – A motion was made by Bob Berry and seconded by Ted Thoman to have the postcard notice of director vacancies mailed out. All in favor, the motion passed.
 - 2. Location – Church on Providence Road
 - 3. ID/Passwords for Website to be Included with Annual Notice– Approved.
- B. Lien Foreclosures:
 - 1. Randolph (1528 High Knoll) –Tabled for review at Legal Meeting.
 - 2. Rasmussen (2066 Gallardo) – Tabled for review at Legal Meeting.

VII. NEXT MEETING

The next Board of Directors, ACC, and Budget Adoption meetings are scheduled for September 21, 2010, at 6:30 p.m. at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, FL

VIII. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:33 P.M. All in favor, the motion passed.

Respectfully submitted, Gia Clinkscales, For the Secretary

These minutes were approved on 9-21-10

Signed Jill Moreno

Jill Moreno
Printed Name