

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ACC MEETING  
TUESDAY, NOVEMBER 16, 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 6:31 P.M. on November 16, 2010, at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Ted Thoman, Mike Stuart, Bob Berry, Nathan Stiles, Jill Moreno, and Tom Breitsprecher

Directors Absent:

Staff: Louise Brown, CAM

Guests: None

Notice was posted on the park bulletin board and website.

III. MINUTES

A motion was made and seconded to waive the reading and approve the minutes and synopsis minutes of the October 19, 2010, Board of Directors & ACC Meeting as written. All in favor, the motion passed.

IV. COMMITTEE REPORTS

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

1. ACC Submissions for November 2010 – Tom Breitsprecher 1-5/Ted Thoman 6-11:

Approved:

1. Morriss (1215 English Bluffs) Paint
2. Park (1521 Kestrel) Windows
3. Echemendia/Gonzalez (1501 LedgeStone) Pool
4. Cunningham (1627 LedgeStone) Pavers Addition to Driveway
5. Manack (1509 Lions Club) Paint
6. Washington (1527 Portsmouth) Paint
7. Washington (1527 Portsmouth) Pergola
8. Brady (1615 Storington) Paint
9. Grainger (1405 Tiverton) Wrought Iron Bars to Windows
10. Lewis (1613 Westerly) Fence

Disapprove:

11. Rochford (1733 Westerly) Addition (ACC sent in after violation letter sent.)

A motion was made and seconded to approve submissions 1-10 and disapproved submission 11. All in favor, the motion passed.

2. Deed Restrictions [LOOK] Items:

Berry - a, b, c; Thoman - d, e, f; Breitsprecher - g, h, i; Moreno - j, k, l; Stuart - m, n, o; Stiles - p, q, r.

- a) **[LOOK]:** Bryan – 1619 Bent Pine – Violations have been for discolored gables and items stored in view. Property is liened for assessments. Final Judgment in place, the Board advised to proceed as discolorations still exist.
- b) **[LOOK]:** Ledesma – 1508 Compton – Response to initial attorney letter for discolored roof and mailbox has been received. Homeowner deployed when letters from the Association were sent and advised she did not receive them but that she has now taken care of the violations. Board advised the property is in compliance.
- c) **[LOOK]:** Siegelkenna – 1403 Glenmere – Property has been in violation for lot upkeep, raise tree

canopy and straighten mailbox. No response to violations or initial attorney letter. It is occupied, in mortgage foreclosure and liened. Board advised to hold.

- d) **LOOK**: Anton – 1515 Kestrel – Property has been in violation for lot upkeep, items/garbage cans stored in view and repair fence. No response to violations or initial attorney letter. Property appears to be occupied and owes assessments that Tankel is pursuing. Board advised to hold and watch.
- e) **LOOK**: Rosada – 1932 Redbridge – Property has been in violation for repair gable and discolored house/fascia. Homeowner responded and had an ACC for paint approved in May. Some progress has occurred. Board advised to send a letter for the discolored gables that the ACC is running out of time and to resubmit ACC.
- f) **LOOK**: Holp – 1511 Sakonnet– Property has been in violation for lot upkeep since May and the Association has been maintaining. Property is in mortgage foreclosure, liened, and appears to be vacant. Board advised to hold.
- g) **LOOK**: Arruda/Correia – 1401 Scotch Pine – Property has been in violation for lot upkeep since June and has responded to initial attorney letter that mower was broken. It is liened. Board advised property is in compliance.
- h) **LOOK**: Weidlich – 1410 Scotch Pine – Violations have been lot upkeep and items stored in view. Homeowner responded in September that property would be brought into compliance and paid the \$150 for initial attorney letter. Board advised that they would review again in November after owner was sent letter with an extension until November 16, 2010. A new letter to be sent and will look again in December or January.
- i) **LOOK**: Perez – 1545 Scotch Pine – Property has been in violation for discolored roof, remove dead palm, items and garbage cans stored in view. Owner responded to initial attorney letter that property is now in compliance. Board advised violations are remedied, but fence on right is in need of repair.
- j) **LOOK**: Walker – 1546 Scotch Pine – Property has been in violation for discolored house. No response to violations or initial attorney letter. Property appears to be occupied, owes for assessments and is in ongoing mortgage foreclosure. Inoperable vehicle stored in view. Board advised to check with Tankel and look in December.
- k) **LOOK**: Andrade – 2028 Shadow Pine – Property has been in violation since May 2009 and Final Judgment is recorded. It is liened, in mortgage foreclosure, and appears occupied. Manager to obtain old letters for December meeting. Board advised to check with Tankel regarding mortgage foreclosure and to proceed.
- l) **LOOK**: Messina – 1920 Stanfield – Property has been in violation since May 2007 and Final Judgment is recorded. It is liened, in mortgage foreclosure and appears occupied. Board advised to proceed and check with Tankel regarding foreclosure.
- m) **LOOK**: Armand – 1503 Vernon – Property has been in violation since October 2007 and Final Judgment is recorded. It is liened, in mortgage foreclosure and appears unoccupied. Board advised to proceed and check with Tankel regarding foreclosure.
- n) **LOOK**: Hayes/Foley – 1417 Wakefield – Property has been in violation for lot upkeep, discolored mailbox, garage door and roof since 2008. The Association is mowing/appears unoccupied. It is liened, and in mortgage foreclosure. No response to attorney letters. Board advised to proceed.
- o) **LOOK**: Constantine – 1518 Wakefield – Property has been in violation for lot upkeep, garbage cans and debris stored in view. Owner responded to initial attorney letter that property is now in compliance. Board advised violations are remedied.
- p) **LOOK**: Cunningham – 1613 Wakefield – Property has been in violation for discolored roof. Owner

responded to initial attorney letter that property is now in compliance. Board advised violations are remedied.

- q) **[LOOK]**: Rojas – 1644 Wakefield – Property has been in violation for discolored house, prohibited shed and item stored in view. Board reviewed in August and advised to proceed. Owner responded that all violations were remedied. Attorney wants to confirm property is now in compliance. Recent response regarding insurance screen repair. Legal fees are currently at \$1,756.07. Shed in front of garage has been removed.
- r) **[LOOK]**: Tomberlin – 1735 Wakefield – Property has been in violation for lot upkeep and commercial vehicle. Commercial vehicle is no longer on the property. Owner's Attorney responded to initial attorney letter that property is now in compliance. Board advised violations are remedied, but homeowner must pay legal fees.

B. Crime Watch – Mike Stuart - No update.

C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community.

D. Newsletter – Mike Stuart reported on the LakeViews Newsletter. Bob Berry suggested moving newsletter to the website. Since meetings are noticed via the newsletter, Board agreed to an Annual newsletter is an appropriate alternative once the current contract expires.

E. Planning – Bob Berry reported change on planning.

F. Octoberfest – Bob Berry reported that 107 homeowners signed in, 238 meal tickets were distributed, and the food ran out. Octoberfest 2011 has been cancelled based on the lack of volunteers and member participation.

V. UNFINISHED BUSINESS

A. Newsletter - Consider Alternatives – The Board agreed to an annual newsletter for the August/September time frame. CAM will get bids for this.

B. Website – Jill Moreno recommended a moderated forum be considered. She will chair committee.

VI. NEW BUSINESS

A. Covenant Violation Procedure Change – Approved to start without history being brought to new database except for those in the legal process.

B. Moreno (1610 Storington) Request for Details on Lake Maintenance – Association maintenance changed to stop erosion and Association owns 20 feet from water's edge. Homeowner not permitted to maintain this area.

C. Recommendation was made that at the December meeting a policy be adopted for Unapproved Room Additions and that a change to ACC information on any application adding to existing structure be made.

VII. NEXT MEETING

The next Board of Directors & ACC meeting is scheduled for December 14, 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 by Mike Stuart and seconded by Ted Thoman to adjourn the meeting at 8:20 P.M. All in favor, the motion passed.

Respectfully submitted, Gia Clinkscales, For the Secretary

These minutes were approved on 12-14-10

Signed Jill Moreno

Jill Moreno  
Printed Name