

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, DECEMBER 14, 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 December 14, 2010, at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

Directors Present: Bob Berry, Nathan Stiles, Jill Moreno, and Tom Breitsprecher

Directors Absent: Ted Thoman and Mike Stuart

Staff: Louise Brown, CAM

Guests: None

Notice was posted on the park bulletin board and website.

III. MINUTES

A motion was made by Nathan Stiles and seconded by Jill Moreno to waive the reading and approve the minutes and synopsis minutes of the November 16, 2010, Board of Directors & ACC Meeting as written. All in favor, the motion passed.

IV. PRESENTATION

A presentation was scheduled regarding Community Concerns; however, there were no guests in attendance.

V. COMMITTEE REPORTS

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

1. Deed Restrictions [LOOK] Items:

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

- a) [LOOK]: Pomales/Perez – 1732 Compton – Violations were for discolored gables and lot upkeep. Homeowner's attorney responded to Malley that neither condition exists nor lawsuit was filed in error. Property has been on violation list since April 2010. Board advised to proceed and send Malley all supporting pictures.
- b) [LOOK]: D'Amico – 1430 Compton – Homeowner response to Clerk of the Court/Malley is property was brought into compliance timely and initial attorney letters were never sent. Violations include commercial vehicle, holiday lights, discolored roof/mailbox and lot upkeep. Board advised to proceed with the discolored roof/mailbox and that the lot upkeep was in compliance.
- c) [LOOK]: Pickett – 1008 English Bluffs – Property has been in violation for lot upkeep, discolored house/mailbox. No response to violations or initial attorney letter. It is occupied, in mortgage foreclosure and liened. Board advised to hold.
- d) [LOOK]: Cange/Orelus – 2012 Green Juniper – Property has been in violation for 2 years for lot upkeep, discolored house/roof/driveway, inoperable vehicles, fence repair. It is occupied, liened and mortgage foreclosed. No response to deed restriction violations and Final Judgment to enforce granted at the end of October. Board advised to proceed.
- e) [LOOK]: Baker – 1526 Lions Club – Property has been in violation for lot upkeep, discolored house, roof and repair fence/window. No response to violations or initial attorney letter. Property appears to be occupied and is liened and in mortgage foreclosure. Board advised to respond to owner and allow them an extension of time until April 1, 2011.

- f) **[LOOK]**: Belton – 1423 New Britain – Property has been in violation for repair/replace lawn and discolored house/gable/fascia/mailbox. Homeowner has not responded to violations or initial attorney letter. Some progress has occurred. Board advised to proceed.
- g) **[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 they reviewed again and confirmed the property is in compliance.
- h) **[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. Board wanted Tankel’s input and his office advised it would proceed with collections. Board advised to hold.
- i) **[LOOK]**: Chapel – 2013 Shadow Pine – Property in violation for discolored house and court ordered to be in compliance by November 20, 2010. Board advised property is in compliance.
- j) **[LOOK]**: Brusko – 1253 Tuxford – Property has been in violation for discolored house and lot upkeep. Response to initial Attorney violation letter from Attorney advising property to be sold on December 6, 2010. Board advised to check on the sale of the property and if the property was sold to personalize a letter to the new owners.
- k) **[LOOK]**: Claveria – 2017 Avalon – Property sent letter to submit an ACC for arbor and fencing on back of property. Homeowner advises Association needs to explain why they are getting letter and complaints in general of other deed restriction violations in the community. Board advised to proceed as the homeowner must submit an ACC or remove the arbor and fencing on the back of the property. Manager to personalize letter to homeowner.
- l) **[LOOK]**: Whiteaker – 1509 Chepacket – Property is in violation for discolored gable and requests an extension until property is sold. Board approved extension.
- m) **[LOOK]**: Tablante – 1304 Lakehurst – Property is in violation for shed on property. Homeowner requests an extension to March 2011. Board approved extension and will look again in April 2011.
- n) **[LOOK]**: Rodriguez – 1508 Ledgestone – Property is in violation for above ground pool and requests an extension until March 31, 2011. Board approved extension and will look again in April 2011.
- o) **[LOOK]**: Bass – 1120 Tuxford – Property is in violation for prohibited structure and advises it is an umbrella canopy. Board advised to hold. Manager to take new pictures.

2. ACC Submissions for November 2010 – Ted Thoman 1-3:

Approved:

- 1. Sears (1507 Allenton) Plant post
- 2. McMurdy (1524 Allenton) Paint
- 4. Valdes (1252 Tuxford) Requests six (6) month extension to approval given in May 2010

Hold:

- 3. Tablante (1304 Lakehurst) Landscape

A motion was made and seconded to approve submissions 1-2, hold submission 3 for additional details as requested, and approve the six (6) month extension requested for submission 4. All in favor, the motion passed.

B. Crime Watch – Mike Stuart – No update.

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

D. Newsletter – Bob Berry reported for Mike Stuart on the LakeViews Newsletter. The next deadline has been set for January 6, 2011. The manager reported on having a color annual newsletter in August with a report on dues. The Board will review the details.

E. Planning – No update.

F. Website – Jill Moreno reported on the website.

VI. UNFINISHED BUSINESS

A. Newsletter – 2011 Annual – The Board agreed to an annual newsletter for the August/September timeframe.

VII. NEW BUSINESS

A. Estoppels Fee Resolution – A motion was made and seconded to approve the Estoppels Fee Resolution as submitted. All in favor, the motion passed.

B. Policy for Unapproved Additions – Tabled for input from Attorney Bob Tankel

C. ACC Application Change for Adding to Existing Structure – A motion was made by Nathan Stiles and seconded by Tom Breitsprecher to approve the ACC Application change. All in favor, the motion passed. This additional information for adding to an existing structure will need to be added to the current ACC application.

D. Payment Plan Request Policy for 2011 – The policy to approve requests in writing as long as the late fee of \$25 is included and assessment paid in full on or before June 1, 2011. A motion was made by Jill Moreno and seconded by Nathan Stiles to approve the Policy for 2011. All in favor, the motion passed.

VIII. NEXT MEETING

The next Board of Directors & ACC meeting is scheduled for January 18, 2011, at 6:30 p.m. at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, FL

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:17 P.M. All in favor, the motion passed.

Respectfully submitted, Gia Clinkscales, For the Secretary

These minutes were approved on 1-18-11

Jill Moreno
Signed

Jill Moreno
Printed Name