

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, January 18, 2011 - 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 January 18, 2011, at the Camden Apartments, 1702 Chapel Tree Circle, Brandon, Florida.

II. ROLL CALL

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

Staff: Louise Brown, CAM

Guests: Jon Dixon

Notice was posted on the park bulletin board and website.

III. MINUTES

A motion was made by Ted Thoman and seconded by Tom Breitsprecher to waive the reading and approve the minutes and synopsis minutes of the December 14, 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. This item will be reviewed at the February 2011 meeting per the homeowner's request. One handout (ACC) was presented to the Board for review.

V. COMMITTEE REPORTS

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

1. ACC Submissions for January 2011 – Ted Thoman 1-3; Tom Breitsprecher 4-7; Added for both – 8 (New Owner):

Approved:

1. Griffin (1601 Bent Pine) Outdoor decks and Jacuzzi – Corner of deck must be into easement
3. Tablante (1304 Lakehurst) Landscape Additional Detail per 12/14/10 Committee Request
4. Hickstein (1512 Lakehurst) Painting
5. Drake (1630 Ledgestone) Painting
6. O'Conner (1523 Lions Club) Roof
8. Detore (1623 Bent Pine) Painting

Disapproved:

2. Roscoe (1708 Compton) Garden pergola with seating and lattice panels on three (3) sides

Hold:

7. Dixon (1241 Tuxford) Room Addition – Hold for legal review comment from Tankel and review by homeowner.

A motion was made and seconded to approve submissions 1, 3-6, and 8, hold submission 7 for additional details as requested, and disapprove submission 2. All in favor, the motion passed.

2. Deed Restrictions [LOOK] Items:

Berry, Moreno, & Stiles – a-d; Breitsprecher, Stuart, & Thoman - e-h

- a) [LOOK]: Mahfouz – 1509 Allenton – Homeowner has responded to Attorney Malley and paid fees in full. He advises property has been brought into compliance. Board reviewed mid-year 2010 and advised the back of property was not being maintained and the fence needed to be repaired and/or removed. Recent communication from homeowner was attached for review. The Board advised the fence is acceptable and will look again in February and/or March giving the homeowner an extension of sixty (60) days to maintain lot, repair/remove landscape timbers, and remove the trash cans in view.
- b) [LOOK]: Wolovich – 1622 Bent Pine – Violation for discolored house, paint application submitted/approved in June 2010. Homeowner responded to letters and advised house would be painted by December 14, 2010. Board advised to look in February.
- c) [LOOK]: Lapaz – 1606 Sanderling – Violations in the past have been for discolored house, gable, and repair fence. Lot upkeep is inconsistent. Board advised to dismiss and collect the fee from the homeowner.
- d) [LOOK]: Tevlin – 1517 Scotch Pine – Homeowner responded that violations had been remedied and the Board advised in November that all was in compliance except homeowner needed to complete house painting. Board advised to proceed as painting was not completed by December 31, 2010, and the ACC approval was in June 2010.
- e) [LOOK]: Farcheg – 1614 Storington – Homeowner lives in Venezuela. His sister responded to Attorney that the property is now in compliance. Violations have been lot upkeep, garbage cans stored in view and vehicles parked on lawn. Board advised violations are now remedied.
- f) [LOOK]: Shafer – 1611 LedgeStone – Property was sent a violation letter for discolored roof and the homeowner's response was included for Board review. The Board advised the homeowner must clean the discolored roof.
- g) [LOOK]: Bass – 1120 Tuxford – Property was sent a violation letter for the prohibited structure and the homeowner advised it is an "umbrella canopy." Board reviewed in December 2010 and requested another picture for further review. The Board advised the old and new umbrella has one (1) leg and the gazebo has four (4) legs.
- h) [LOOK]: Saviet – 1412 Wakefield – Property was sent a violation letter for discolored roof and the homeowner sent in a response that was attached for Board review. The question the owner has is, "will the Board accept two (2) different colors of shingles if that ends up being the outcome of cleaning their roof?" The Board advised it would be acceptable.

- B. Crime Watch – Mike Stuart reported on the recent incidents regarding mailboxes and solicitors and that crime has been down for the past six (6) to eight (8) weeks.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community. Inspections continue with OLM. The next inspection has been scheduled for January 27, 2011, at 8:30 a.m. at the "tot lot." Nanak's submitted proposals for irrigation work to be reviewed and prioritized. A request for proposals for revamping each of the community entrances was mailed to vendors. Hillsborough County was called and requested to have the crossing guard park on the street and not grassy areas. Maintenance continues on the lake and the cold weather has not affected the lakes negatively. Cornerstone is close to completion with the erosion repair on the lake between Lakehurst and LedgeStone. The repair on the lake between Wakefield and Culpepper has begun with Avalon to follow. The entire lake repair project is targeted for completion by April 2011. A small irrigation repair and small amount of plant replacement was required due to a vehicle accident.
- D. Newsletter – Mike Stuart reported on the LakeViews Newsletter. The next deadline is set for April 6, 2011. The Annual Membership meeting date, location, and time will be posted in the Annual newsletter.

E. Planning – Bob Berry – No update.

F. Website – Jill Moreno reported on the website and discussed the “Crime Corner” traveling banner. The manager will work with Ryan Greenacre regarding the resident portals and other information to be posted on the website.

VI. UNFINISHED BUSINESS

A. ACC Application Change for Adding to Existing Structure – At the December 2010 meeting, a motion was made and seconded to approve the ACC Application change. This additional information for adding to an existing structure will need to be added to the current ACC application. A draft will be available for the February 2011 Board meeting. This item has been postponed.

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

VII. NEW BUSINESS

A. Insurance Appraisal – Review of insurance declaration.

B. Meeting Location Option – The Regent, 6437 Watson Road, Riverview, Florida – A motion was made by Ted Thomas and seconded by Tom Breitsprecher to hold the next meeting on February 15, 2011 at The Regent. All in favor, the motion passed.

VIII. NEXT MEETING

The next Board of Directors & ACC meeting is scheduled for February 15, 2011, at 6:30 p.m. with the location to be determined.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:12 P.M. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 2-15-11

Jill Moreno
Signed

Jill Moreno
Printed Name