

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, February 15, 2011 - 6:30 P.M.
THE REGENT - 6437 WATSON ROAD, RIVERVIEW, 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 February 15, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

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

Staff: Louise Brown, CAM

Guests: Theresa Blevens, William Blevens, and Jon Dixon

Notice was posted on the park bulletin board and website with a posting left at the Camden Apartments on February 15, 2011.

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 January 18, 2011, 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 March 2011 meeting per the homeowner's request.

V. COMMITTEE REPORTS

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

1. ACC Submissions for February 2011 – Tom Breitsprecher 1-3; Ted Thoman 4-6:

Approved:

1. Long (1514 Attleboro) Fence
2. Blevins (1414 Forsyth) Roof
3. Dotson (1522 Sakonnet) Paint
6. Thompson (1514 Woonsocket) Paint

Disapproved:

None.

Hold:

4. Bennett (1701 Sanderling) Fence - Hold for March meeting for permit.
5. Dixon (1241 Tuxford) Room Addition – Hold for county permit. Approved when county permit is received.

A motion was made and seconded to approve submissions 1-3 and 6, hold submission 4 for the March meeting, and hold submission 5 for receipt of the county permit with approval pending. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items:

Thoman & Berry - a,b,c,j; Breitsprecher & Moreno - d,e,f; Stiles & Stuart - g,h,i

- a) [LOOK]: Wolovich – 1622 Bent Pine – Violation for discolored house. ACC paint application submitted/approved in June 2010. Homeowner responded to letters and advised house would be painted by December 14, 2010. Property is liened, in mortgage foreclosure and owes for 2 years assessments. Board reviewed in January and advised the painting was not complete but that the property would be

reviewed again in February. Board advised to stop proceeding on violations.

- b) **LOOK**: Lopez – 1501 Blueteal – Violations since May, 2010 have been for new boards on house not painted, post on property, debris on roof/driveway and lot upkeep. Owner advised has not received any notices, does not speak English and has now set up his son as the contact. Improvements have been noted. Board advised property is in compliance for some but requested no further legal action and for manager to send a letter regarding the discoloration on the backside of the roof, boards to be painted around windows and items stored in view.
- c) **LOOK**: Rothrock – 1532 High Knoll – Homeowner violations for discolored gable, inoperable/unlicensed vehicles, vehicles parked on lawn, lot upkeep and prohibited structure are ongoing since 2008. Property is in mortgage foreclosure, appears to be owner occupied and owes for 2011 Assessments. Board advised to postpone this item for the March meeting.
- d) **LOOK**: Dennis – 1606 Ledgestone – In November 2009, homeowner responded to Attorney letters that he was not aware of violations on property and that he will resolve them. Board advised to proceed. Court action has continued as Malley proceeded. The inoperable vehicles are removed but lot upkeep, discolored chimney/house and roof have not been remedied. Property was liened earlier this month and now owes four (4) years of assessments. Board advised property is in compliance; however, homeowner must pay all legal fees and assessments.
- e) **LOOK**: Lumpkin – 1426 New Britain – Homeowner has not responded to Attorney letters nor Court orders. Assessments have not been paid for 5 years. Lien foreclosure was filed in January 2011. Property continues to be in violation of numerous deed restrictions and is occupied. Board advised to stop attorney action.
- f) **LOOK**: Romero – 1901 Redbridge – Homeowner responded to Attorney letters that items stored in view violation (both front and back) on property are remedied. Board advised to not pursue legal action and to table until March meeting. The manager was asked to send letters regarding the discolored mailbox and holiday lights to avoid further legal fees.
- g) **LOOK**: Tevlin – 1517 Scotch Pine – Board advised proceed to get homeowner to finish painting of the house. Since the property was put in lien foreclosure on January 24, 2011, the Board advised to take no legal action in pursuit of deed restriction violations.
- h) **LOOK**: Humphrey – 2014 Shadow Pine – Homeowner responded to Attorney letters and remedied violations. In October 2010, right after the remedied date, Malley extended the offer of a 25% discount for legal fees if paid in full within 30 days. No response until the homeowner contacted the Attorney in December and now again in late January; they request a payment plan of \$200 per month. The Board reviewed what Malley's office recommendation and advised to proceed as Malley recommends.
- i) **LOOK**: Guerogueiev – 1620 Compton – Property was sent violation letter for some vinyl fencing installed on the north side at the rear of property. Homeowner responded and requested an extension until December 31, 2010. No ACC submitted and no change to property so another violation letter was sent. Homeowner responded now requesting an extension until April 2011. Board advised homeowner must remove by March 15, 2011, meeting. The extension was disapproved.
- j) **LOOK**: Roscoe – 1708 Compton – Property was sent a violation letter for prohibited structure. Homeowner responded with an ACC Application for the structure and that was disapproved last month. Board reviewed the homeowner's letter regarding the disapproval and Ted Thoman will write a response to the homeowner.
- k) **LOOK**: Bass – 1120 Tuxford – Property was sent a violation letter for the prohibited structure and the homeowner advised it is an "umbrella canopy." The Board reviewed in December 2010 and requested another picture for further review. Board confirms 4-legged canopy is a structure and requested the manager to send a letter to the homeowner as to remove since documents prohibit.

- B. Crime Watch – Mike Stuart reported on crime watch and that there were no incidents last month.
- C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation issues in the community. The village entrances will be re-planted during the first part of the revamping and the work will be done in stages to update the irrigation system. It was reported at the meeting that the Ledgestone irrigation has been running every night on the east side. The manager will report to Valley Crest.
- D. Newsletter – Mike Stuart reported on the LakeViews Newsletter. The next deadline is set for April 6, 2011. This edition will be the last quarterly LakeViews Newsletter. 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 and items to be emailed to homeowners who have registered. The manager is working with Ryan Greenacre regarding the resident portals and other information to be posted on the website. A separate letter will be mailed to homeowners for accessing their personal information.

VI. UNFINISHED BUSINESS

- A. Policy for Existing Unapproved Additions – The Board reviewed the input from Attorney Bob Tankel. Existing unapproved additions cannot be rebuilt as previously done, but must abide by the guidelines to include a variance requested by any title company prior to closing on a home. The Board will have Attorney Bob Tankel write the variance to be used.
- B. Update to ACC Application – 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. Application requires rearranging and will be presented at a later time.
- C. Meeting Location For Future – The Regent, 6437 Watson Road, Riverview, Florida – A motion was made by Ted Thoman and seconded by Tom Breitsprecher to have the manager pursue an annual contract to hold the future meetings at The Regent. All in favor, the motion passed.

VII. NEW BUSINESS

- A. Process for Deed Restriction Enforcement/Delinquent Assessments - The manager updated the Board on the new process being used for deed restriction enforcement and delinquent assessments.

VIII. NEXT MEETING

The next Board of Directors & ACC Meetings are scheduled for March 15, 2011, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, Florida.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:26 P.M. All in favor, the motion passed.

Respectfully submitted, Gia Clinkscales, For the Secretary

These minutes were approved on 3-15-11

Signed Jill Moreno

Jill Moreno
Printed Name