

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, APRIL 19, 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 6:33 P.M. on April 19, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

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

Directors Absent:

Staff: Louise Brown, CAM

Guests: Jerry Sutton, Jim & Ina Fisher, Roger & Vicky Burley, and Nancy & John Bernhardt

Notice was posted on the park bulletin board and website in accordance with the Florida statutes and with a posting left at the Camden Apartments on April 19, 2011.

III. MINUTES

A motion was made by Nathan Stiles and seconded by Ted Thoman to waive the reading and approve the minutes and synopsis minutes of the March 15, 2011, Board of Directors & ACC Meeting as written. All in favor, the motion passed.

IV. PRESENTATION

Homeowner issues/concerns were discussed with each homeowner. Items of discussion included:

- Fisher (1816 Wakefield) – Nuisance fishing/trespassing in community.
- Neighborhood Watch
- Speed bumps on Wakefield
- Crime within community.

V. COMMITTEE REPORTS

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

1. ACC Submissions for April 2011 – Ted Thoman 1-9; Tom Breitsprecher 10-19; 1 Submitted at Meeting 20:

Approved:

1. Stephens (1530 Allenton) Roof
3. Gueorguiev (1620 Compton) Paint
4. Filer (1339 Hatcher Loop) Paint
5. Tablante (1304 Lakehurst) Paint
6. Cason (1307 Lakehurst) Paint
7. Neverson (1515 Ledgestone) Dumpster for renovations for April 4 through April 15
8. Bennett (1701 Sanderling) Fence (No application with packet)
9. Summers (1544 Scotch Pine) Paint
10. Socha (1915 Sedgefield) Paint
11. Howell (1514 Storington) Paint
12. Gerdeman (1208 Tuxford) Paint
13. Hacker (1210 Tuxford) Paint
14. White (1511 Vernon) Roof
15. O'Brien (1502 Wakefield) Pool/Spa/Screen
16. Doan (1639 Wakefield) Front Door
19. Filer (1339 Hatcher Loop) Pool and Pavers
20. Crisler (1715 Scotch Pine) Landscaping - Replace wood/stone dividers in front yard, install new plants, palm trees.

Disapproved:

2. Gueorguiev (1620 Compton) Fence
18. Cox (1805 Watermill) Paint/Feldspar Front Door and Garage

Pending:

17. MacNeil (1728 Wakefield) Landscape - (Vegetation//Florida Friendly landscaping) Check for former ACC for other portion of house and send letter - pending manager review and input from Ted.

A motion was made and seconded to approve submissions 1, 3-16, and 19-20 and disapprove submissions 2 and 18; and hold 17 and if approval on file for other portion of shell on property, it is approved. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items:

Stuart & Berry - a,b,c,d,e; Moreno & Thoman - f,g,h,i; Stiles & Breisprecher - j,k,l,m

- a) [LOOK]: Etheridge - 1623 Allenton – Homeowner’s letter of October 2009 is attached. An extension was granted to give the owner time to remedy discolored house and garage door. She further requests that legal fees be waived. Board advised manager to send letter acknowledging efforts have been made to comply, but an area on the front of home needs to be cleaned and if painting, must submit an ACC since on ACC Application is on file.
- b) [LOOK]: Wells Fargo – 1540 Chepacket – Violations have been corrected and the Bank is proposing a settlement for legal fees owed. Letter to Anne Malley attached for your review. Board advised to send violation letter for satellite dish and to not accept the \$500.00.
- c) [LOOK]: McGranaham – 1421 Compton – Violations for discolored house and roof since May 2010. Board reviewed in March 2011 and requested the owner be advised the discolored house was now in compliance and at that time, Board granted a 30-day extension to clean the north side of the roof. Board advised manager to check address of record and to send to attorney.
- d) [LOOK]: Tucker – 1408 Forsyth – Homeowner has been in violation since 2008. Malley’s effort in the Courts directed homeowner to paint the house an approved color. The ACC Application was approved in October 2010 is attached. The Board gave the homeowner until April 1, 2011 to have the painting done or the Association has Court approval to paint the home. Homeowner called on April 11, 2011 and advised the painting would be completed by April 19, 2011. Board confirmed in compliance.
- e) [LOOK]: Baker – 1526 Lions Club – Homeowner response to Attorney letters and was granted an extension to April 1, 2011 to remedy violations for lot upkeep, discolored house, discolored roof and repair/remove fence. Association has a lien and property is in mortgage foreclosure. Board advised to not pursue deed restriction violations at this time and to hold.
- f) [LOOK]: Belton – 1423 New Britain – Homeowner responded to Association and Attorney letters. Violations were for discolored house, gable and mailbox and bare areas in lawn. Homeowner was granted an extension and advised on March 23, 2011 that violations had been remedied. Board advised manager to check date ACC for paint was approved and note to LOOK after the six (6) months of that date.
- g) [LOOK]: Lapas – 1606 Sanderling – Board advised that property was in compliance and to proceed to collect legal fees expended (\$2720.07). Malley proceeded and was told by the Judge that any further Court action would require a trial. Board to advise if case is to be dismissed and Malley to send a letter to owner to try and collect. Board asked that the attorney recommendation be solicited.
- h) [LOOK]: Cobos/Rodriguez – 1543 Scotch Pine – Homeowner responded to Attorney letters and advised property was in compliance. Board reviewed in March and advised not in compliance for lot upkeep, fence repair, and the shutter on front right needed repair. An extension until this month’s meeting was granted. Board advised property is now in compliance.
- i) [LOOK]: West/Hodges – 2042 Shadow Pine – Malley’s office has been successful in getting court orders for owner to comply with the violations for lot upkeep, discolored roof and house and fence repair. Tankel letter sent for inoperable/unlicensed vehicle sent April 8, 2011. West appeared at recent hearing with pictures showing the Judge that property is now in compliance because they had cleaned the roof, house and maintained the lot. Board requested manager to send the Association’s pictures dated February 7, 2011 to check for an ACC and advise the Attorney to proceed.
- j) [LOOK]: Suchland (Grimsley) – 1617 Bent Pine – Homeowner sent enclosed letter advising no means to comply with deed restrictions. 2nd notices for violations of lot upkeep, discolored roof and

discolored house/gable have been sent. Board advised to proceed.

- k) **[LOOK]:** Wright – 1429 Lakehurst – Homeowner complaining about artificial flowers at 1511 Lions Club. Board to advise whether or not they want to pursue deed restriction violations on all properties for artificial flowers in view. Pictures were included in the packets. The Board tabled until May and asked that Association documentation regarding plants be included for that review.
- l) **[LOOK]:** Bass – 1120 Tuxford – Homeowner was given an extension to March 31, 2011 on the violation for the structure at the back of the property. Board advised to send thirty (30) day extension letter.
- m) **[LOOK]:** Weyand – 1513 Wakefield – Homeowner disputes initial violation letter for discolored roof. Board advised to revisit in thirty (30) days.

- B. Crime Watch – No update.
- C. Grounds/Irrigation – Ted Thoman reported that the lake repair job has come to and end. Anyone with issues is to contact the manager.
- D. Newsletter – The last deadline for the last quarterly LakeViews Newsletter issue was April 6, 2011. The Annual Membership meeting date, location, and time will be posted in the Annual newsletter. Discussion regarding Welcome Letters to be updated and possibly include ten (10) major violation items, website address, deed restrictions, etc.,
- E. Planning – Bob Berry – No update.
- F. Website – Jill Moreno reported on the website and suggested setting up a Facebook page. Item was tabled.

VI. UNFINISHED BUSINESS

- A. Policy for Existing Unapproved Additions – The Board previously 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. This item was tabled.
- 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. This item was tabled.
- C. Review Small Balances - The manager provided a report of small balances for Board review. This item was tabled

VII. NEW BUSINESS

- A. Further Defining Standards for Deed Restriction Violations - This item was tabled.
- B. Legal Update Meeting (Collections/Documents Renewal) - This item was tabled.

VIII. NEXT MEETING

The next Board of Directors & ACC Meetings are scheduled for May 17, 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 8:36 P.M. All in favor, the motion passed.

Respectfully submitted,

Gia Clinkscales, For the Secretary

These minutes were approved on 5-17-11

igned

Printed Name