

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ACC MEETING  
TUESDAY, MAY 17, 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 May 17, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

Directors Present: Bob Berry, Jill Moreno, Tom Breitsprecher, Ted Thoman

Directors Absent: Mike Stuart, Nathan Stiles

Staff: Louise Brown, CAM

Guests: Two (2) Guests

Notice was posted on the park bulletin board and website in accordance with the Florida statutes.

III. MINUTES

A motion was made and seconded to waive the reading and approve the minutes and synopsis minutes of the April 19, 2011, 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 May 2011 – Tom Breitsprecher 1-8; Ted Thoman 9-17; Submitted at Meeting 18-19:

Approved:

1. Sardina (1511 Attleboro) Paint – 1st choice (only)
3. De La Matta (1702 Compton) Paint
4. Pucillo (1901 Firethorn) Vinyl Soffit
5. Pucillo (1901 Firethorn) Paint
6. Pucillo (1901 Firethorn) Siding
7. Vincent (1302 Hatcher Loop) Extend Lanai/Screen Room
8. Conner (1529 Portsmouth) Gutters
9. Conner (1529 Portsmouth) Paint
10. Cochran (1670 Portsmouth) Paint
11. Goodman (1913 Redbridge) Gutters/Screen Room
12. Iverson (1719 Scotch Pine) Paint
13. Allen (1927 Sedgefield) Paint
14. Hanagriff (1433 Shell Flower) Fence
15. Hacker (1210 Tuxford) Paint
16. Cox (1805 Watermill) Paint
17. Lopez (2004 Bridgehampton) Paint
18. Shirley (1515 Attleboro) - Roof

Disapproved:

19. Betanount (1404 Woodstork) Addition/Storage Shed Conversion

Pending:

2. Sardina (1511 Attleboro) Paint – 2nd choice (not reviewed)

A motion was made and seconded to approve submissions 1, 3-18, disapprove submission 19; and no review of submission 2. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items:

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

- a) [LOOK]: Basler - 2008 Avalon – Homeowner called Attorney’s office after receiving a letter for inoperative and/or unlicensed vehicles. Homeowner advised the vehicles were operative. The manager requested Tankel’s office to have the owners mail a copy of the registrations for the two (2) trucks backed in. No copies have been received. Board advised remedied and to bill the homeowner's account \$150.00.
- b) [LOOK]: West – 2042 Shadow Pine – Homeowner’s response to first Attorney violation letter for inoperable/unlicensed vehicle was enclosed with the Board packet. Board reviewed and advised property is now in compliance for this violation.
- c) [LOOK]: Rojas - 1644 Wakefield – Violations have been remedied. Homeowner responded to Association Attorney with commitment to reimburse for the full amount of legal fees to be paid within twelve (12) months. Board advised requested payment plan is acceptable.
- d) [LOOK]: Carr – 1401 Woodstork – No response to Attorney letter for “remove dead palm tree,” however, the tree has been removed. Board confirmed property is in compliance, but to bill the homeowner's account \$150.00.
- e) [LOOK]: Clark – 1541 Chepacket – Homeowner responded to first notice with the note enclosed with the Board packet advising no means to comply with deed restriction for discolored roof. Board advised to allow the homeowner an extension of ninety (90) days or until September 1, 2011.
- f) [LOOK]: Wright – Complaint Regarding 1511 Lions Club – Wright, the homeowner at 1429 Lakehurst is complaining that artificial flowers are a violation of the deed restrictions. The manager attached a picture of the property and the excerpts from the documents regarding plants. This item to be reviewed at the June meeting.
- g) [LOOK]: Hanagriff – 1433 Shell Flower – Homeowner responded to a notice to stop trimming the vines on the community wall with this comment: “The issue I got a violation letter for something I am not doing. Is this something I need to address to the board? The vines a year ago had disease and died. They fell off the wall. The landscape company cut them halfway down the wall and they have not grown much since.” Manager enclosed complete email exchange with the report. Board advised manager to respond to the owner and let owner know the landscape company has specific instructions not to remove vines.
- h) [LOOK]: Burley – 1803 Wakefield – Homeowner was sent a violation for a standalone fence on the north side of his property. The homeowner advised the Board at the April meeting that he had an ACC approval. The manager attached the ACC approval for review as well as the violation letter. Board advised that the homeowner needs to remove or connect this fence to the approved fence.

B. Crime Watch – Louise Brown and Bob Berry reported on the Crime Watch for Mike Stuart.

C. Grounds/Irrigation – Ted Thoman reported that there will be no further major work to be done for the remainder of the year and discussed the issues with the current landscaping company.

D. Newsletter – No update.

E. Planning – Bob Berry reported on Planning.

F. Website – Jill Moreno reported on the website and discussed the possibility of having a Facebook Page and what is involved.

V. UNFINISHED BUSINESS

- A. Policy for Existing Unapproved Additions – The Board previously reviewed the input from Attorney Bob Tankel and will gather information on high-end modular materials plus revisit the construction standards. This item will continue to be reviewed.
- 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 needed to be added to the current ACC application and the application required rearranging. A motion was made by Ted Thoman and seconded by Tom Breitsprecher to approve the updated ACC Application. All in favor, the motion passed.

VI. NEW BUSINESS

- A. Further Defining Standards for Deed Restriction Violations - This item has been postponed.
- B. Legal Meeting (Collections/Documents Renewal) - The Board agreed to the documents renewal but declined the collections legal meeting because of recent input from the Attorney reports.
- C. Records Inspection Policy - A motion was made by Ted Thoman and seconded by Tom Breitsprecher to approve the records inspection policy as submitted. All in favor, the motion passed.
- D. Records Destruction Policy - A motion was made by Ted Thoman and seconded by Tom Breitsprecher to approve the records destruction policy as submitted. All in favor, the motion passed.

VII. NEXT MEETING

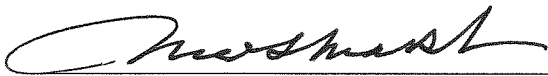
The next Board of Directors & ACC Meetings are scheduled for June 21, 2011, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, Florida.

VIII. ADJOURNMENT

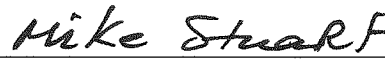
There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 8:24 P.M. All in favor, the motion passed.

Respectfully submitted,  
Gia Clinkscapes, For the Secretary

These minutes were approved on 6-21-11



Signed



Printed Name