

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, JUNE 21, 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

Ted Thoman of the Providence Lakes Master Association, Inc., called the Board of Directors & ACC Meeting to order at 6:31 P.M. on June 21, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

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

Directors Absent: Bob Berry

Staff: Louise Brown, CAM

Guests: Pat O'Brien, Mike Weyand, James & Terri Phethean

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 May 17, 2011, Board of Directors & ACC Meeting as amended to correct names on last page. All in favor, the motion passed.

IV. COMMITTEE REPORTS

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

1. ACC Submissions for June 2011 – Ted Thoman 1-4; Tom Breitsprecher 5-8:

Approved:

1. Mulchandani (1614 Compton) – Roof
2. Roscoe (1708 Compton) Paint – Pavers on Side Near Pool
3. Phethean (2003 Culpepper) Windows and Doors
4. Foxx (1506 Kestrel) Paint
5. Sewell (1429 Scotch Pine) Paint
6. Riccardo (1914 Sedgfield) Paint
7. O'Brien (1502 Wakefield) Fence
8. Weyand (1711 Westerly) Paint

Disapproved:

None.

A motion was made and seconded to approve submissions 1-8. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items:

Moreno & Stiles – b,c,d,e,f; Thoman & Berry – g,h,i,j,k; Breitsprecher & Stuart – k,m,n,o,p; All Board Members – a,l

- a) [LOOK]: Pomales/Perez – 1732 Compton – Malley is requesting the Board to advise whether or not to pursue legal fees for this property. A suit was filed on November 1, 2010, and the attorney for the homeowner advises the property was in compliance at that time so the legal fees are not appropriate. The property was first noticed for the violation of discolored roof in March 2010. The Board advised that the property was in compliance at the March 2011 Board meeting. The Board advised to proceed.
- b) [LOOK]: Mai/Nguyen - 1202 English Bluffs – This is to confirm the Board is satisfied with the homeowner's response to the Attorney letter for lot upkeep and discolored roof and satisfied with the progress, the timeframes, and the action taken by the Association. The Board advised the homeowner has complied, but requested that the dead plant material be removed.

- c) **[LOOK]**: Bills – 1208 English Bluffs – No homeowner response to first Attorney violation letter for lot upkeep. Neighbors advised homeowner abandoned the property. The Association is now maintaining. Board reviewed and advised not to proceed with deed restriction enforcement.
- d) **[LOOK]**: Brock – 1326 Hatcher Loop – Initial Attorney violation has resulted in no response from homeowner. The Association has filed a lien for three (3) years of dues; property is in mortgage foreclosure and is occupied. The deed restriction violations include lot upkeep, fence repair, discolored roof, and discolored house. Board advised not to proceed.
- e) **[LOOK]**: Restel – 1420 Hatcher Loop – Homeowner responded to initial Attorney letter for discolored roof saying the roof had been cleaned. The Board confirmed the property is now in compliance.
- f) **[LOOK]**: Rouleau – 1501 Kestrel – No homeowner response to initial Attorney letter for discolored house. The property appears to be unoccupied, is in mortgage foreclosure, and Association has referred to Attorney for delinquent 2011 assessment. Board advised not to proceed.
- g) **[LOOK]**: Rosado – 1932 Redbridge – Property has been in violation for discolored house since 2009. Homeowner responded and submitted an ACC for paint, which was approved in May 2010. Malley has this file on hold based on Board authorizing extensions. Board reviewed the property and confirmed it is in compliance and to have Attorney proceed to collect the legal fees.
- h) **[LOOK]**: Jennings – 1402 Scotch Pine – Homeowner did not respond to initial Attorney letter for lot upkeep. Property appears to be occupied and owner owes for 2011 assessments. Board advised to proceed. The manager will take additional pictures of the side yard as well.
- i) **[LOOK]**: Rueda – 1410 Shellflower – No homeowner response to initial Attorney letter for lot upkeep (no response to violation letters for items stored in view/parking on lawn). The property appears to be occupied. Board advised will “look” again at the July 2011 meeting.
- j) **[LOOK]**: Deal – 1242 Tuxford – Homeowner responded to initial Attorney letter for lot upkeep advising property was in compliance and will re-sod when a tenant occupies the house. The Board confirmed the property is now in compliance for the lot upkeep.
- k) **[LOOK]**: Schweizer – 1411 Forsyth – Homeowner responded to first notice with the enclosed note advising he will be putting up the “blue structure” when needed. Board provided input on how to respond to the owner by advising the homeowner the structure is prohibited.
- l) **[LOOK]**: Wright – 1429 Lakehurst – Homeowner wants the Board to take action regarding artificial flowers on the lawn at 1511 Lions Club. Pictures of the properties with artificial flowers plus details from the deed restrictions were included in the Board packet. The Board reviewed and advised the manager to locate the old Tankel legal opinion. This will be discussed at the next Board meeting.
- m) **[LOOK]**: Finnegan – 1518 Portsmouth – Homeowner responded to a violation notice for a commercial vehicle. Homeowner advises magnets are used ninety-five (95%) percent of the time and wants to be able to park short-term and/or occasionally without magnets. Board advised that the homeowner must use the magnets full time.
- n) **[LOOK]**: Pullaro – 2024 Shadow Pine – Homeowner was sent a violation for a vehicle parked on the lawn. Homeowner advised the vehicle is parked on pavers that are adjacent to the driveway and requested permission to park vehicles three (3) abreast in front of the home. Board advised manager to send the homeowner an ACC form and letter to submit for review of the pavers.
- o) **[LOOK]**: O’Hara – 2030 Shadow Pine – Homeowner was sent a violation for a vehicle parked on the lawn. Homeowner advised the vehicle cannot be parked on the street with the current traffic. Homeowner requests the street be made to one-side parking or permission to extend driveway to

accommodate three (3) vehicles. The Board advised that the homeowner must submit an ACC for the extension of the driveway on the garage side of the house.

p) **LOOK!**: Bass – 1120 Tuxford – Homeowner was sent a violation for a prohibited structure and was given an extension to June 1, 2011. Homeowner advised he has removed the canopy and that the canopy will be put up on a limited basis and that he does not plan to remove the frame. Board advised that the homeowner must submit an ACC for the structure.

B. Crime Watch – Mike Stuart - No report was given.

C. Grounds/Irrigation – Ted Thoman reported on the grounds and irrigation.

D. Newsletter – Mike Stuart / Annual Deadline 9 a.m. July 27, 2011 – Approved to be run in black and white.

E. Planning – Bob Berry – No report was given.

F. Website – Jill Moreno reported on the website and discussed the possibility of having a Facebook Page. The Board requested a legal opinion regarding this issue.

V. 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 and has been postponed.

B. Association Documents Renewal – Since the Association document renewal must be noticed to the membership, it will be noticed along with the Annual Membership Meeting. It will be on the Agenda at the Board of Directors Meeting held that same day/time.

VI. NEXT MEETING

The next Board of Directors & ACC Meetings are scheduled for July 19, 2011, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, Florida.

VII. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 7:52 P.M. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 7-19-11



Signed



Printed Name