

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, JULY 19, 2011 - 6:30 P.M.
THE REGENT - 6437 WATSON ROAD, RIVERVIEW, FLORIDA
MINUTES

I. CALL TO ORDER

Bob Berry of the Providence Lakes Master Association, Inc., called the Board of Directors & ACC Meeting to order at 6:30 P.M. on July 19, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

Directors Present: Mike Stuart, Nathan Stiles, Tom Breitsprecher and Bob Berry

Directors Absent: Jill Moreno and Ted Thoman

Staff: Louise Brown, CAM

Guests: Homeowners

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 June 21, 2011, Board of Directors & ACC Meeting as amended to correct names on last page. All in favor, the motion passed.

IV. PRESENTATIONS

Washington (1527 Portsmouth Lake) / Violations within the Community – Ms. Washington listed presented issues/concerns with regard to enforcing the deed restrictions specifically regarding painting without approval and suggested the Association form a committee to promote keeping trees in the community.

3 other homeowners were given the opportunity to speak. There was discussion on issues surrounding Collections, machinery in the common area and commercial vehicles.

V. COMMITTEE REPORTS

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

1. ACC Submissions for July 2011 – Tom Breitsprecher 1-8; Ted Thoman 9-16:

Approved:

1. Morales (2016 Avalon) – Screen Enclosure
2. Malave (1105 English Bluffs) Pavers on Existing Concrete Walkway
3. Simpson (1209 English Bluffs) Roof
4. Schweizer (1411 Forsyth) Replace Doors - Sliding Glass; Front with Retractable Screen
5. Hickstein (1512 Lakehurst) Fence
7. Bugay-Sharp (1516 LedgeStone) Roof
8. Royal (1632 Portsmouth) Fence
9. Tumulty/Glass (1907 Redbridge) Back 1. Resurface Pool 2. Pavers 3. Wood 4. Beige Awning
10. Velazquez (1910 Sedgfield) Roof
11. Layana (1424 Scotch Pine) Pavers on Sides of Driveway
12. Marquis (2018 Shadow Pine) Paint
13. Rivera (2027 Shadow Pine) Paint
14. Nevins (1223 Tuxford) Siding
15. Do/La (1402 Wakefield) Fence
16. Kelly (1608 Wakefield) Replace Windows/Remove Fence

Disapproved:

6. Echemendia/Gonzalez (1501 LedgeStone) Fountain

A motion was made and seconded to approve submissions 1-5 and 7-16 and disapprove submission 6. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items – No action was taken. Items Tabled:
Stuart & Moreno – a,b,c,d; Berry & Breitsprecher – e,f,g; Stiles & Thoman – h,i,j

- a) **[LOOK]**: Sampson – 1724 Compton – Homeowner was sent violation letters and initial Attorney letter for lot upkeep. There has been no response. The property was first noticed for the violation on March 30, 2011. The Board to advise if property is now in compliance or if to proceed to Malley.
- b) **[LOOK]**: Belton – 1423 New Britain - Homeowner responded to Association and Attorney letters. Violations were for discolored house, gable and mailbox plus bare areas in lawn. Homeowner was granted an extension and homeowner advised on March 23, 2011 that they had remedied all violations. The Board reviewed in April and agreed most violations had been corrected but that they wanted to look again to confirm painting was complete. Board to advise if property is in compliance.
- c) **[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. At the June meeting, the Board advised they would review again at the July meeting.
- d) **[LOOK]**: Johnson – 1434 Shellflower - Homeowner responded to Association’s Attorney letter but not to the first 2 violation letters. Homeowner advises the sign was already removed. The Board to advise.
- e) **[LOOK]**: Stark – 1626 Storington – Homeowner responded to initial Attorney violation letter for items stored in view and his responses are attached. Homeowner appears to be taking steps to comply with the deed restrictions. (Neighbors have complained of business being run out of garage.) We are investigating why Tankel’s office sent the second letter dated June 21, 2011. The Board to advise if satisfied with homeowner’s response or if to proceed.
- f) **[LOOK]**: Simpson – 1209 English Bluffs – Homeowner responded to first notice with the enclosed note advising that he did not have a shed that it is a dog house. Board to advise whether or not an ACC Application is required.
- g) **[LOOK]**: Pasquesi – 2011 Goldendale – Homeowner responded to 1st violation letter for discolored roof advising “roof was cleaned and shingles are colored due to their age and not growth on them. The cleaning didn’t affect the color. They are old.” Board to advise if roof is in compliance or to proceed with 2nd violation notice.
- h) **[LOOK]**: Bradford – 1524 High Knoll - Homeowner responded to 2nd violation letter from the Association advising he needs to know if and where the roof continues to be discolored. Board to review and advise if satisfied roof is in compliance.
- i) **[LOOK]**: Rodriquez – 1672 Portsmouth - Homeowner responded to 2nd notice of violation from the Association advising, roof was bleached and pressure washed and it is cleaned. The Board to review and advise if in compliance.
- j) **[LOOK]**: Crawford – 1658 Wakefield - Homeowner responded to 2nd notice of violation from the Association advising, roof was pressure washed and it is cleaned. The Board to review and advise if in compliance.

- B. Crime Watch – Mike Stuart - No report was given.
- C. Grounds/Irrigation – Ted Thoman - No report was given.
- D. Newsletter – Mike Stuart / Annual Deadline 9 a.m. July 27, 2011- No report was given.
- E. Website – Jill Moreno - No report was given.

VI. **BUSINESS**

- A. Requests for Association to Pay Legal Fees:
 - 1. Sardina (1607 Westerly) – Postponed
 - 2. Bull (1511 Woonsocket) – Postponed
- B. Policy for Existing Unapproved Additions – Postponed
- C. Architectural Control / Artificial Plants – Legal Memo – Postponed
- D. Facebook Legal Input – Postponed

VII. **NEXT MEETING**

The next Board of Directors & ACC Meetings are scheduled for August 16, 2011, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, Florida.

VIII. **ADJOURNMENT**

There being no Quorum for the rest of the meeting, a motion was made and seconded to adjourn the meeting at 7:49 P.M. All in favor, the motion passed.

Respectfully submitted,
 Gia Clinkscales, For the Secretary

Signed

Jill Moreno

These minutes were approved on 8-18-11

Jill Moreno

Printed Name