

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ACC MEETING
TUESDAY, AUGUST 16, 2011 - 6:30 P.M. - CHANGED TO THURSDAY, AUGUST 18, 2011
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 August 18, 2011, at the The Regent, 6437 Watson Road, Riverview, Florida.

II. ROLL CALL

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

Directors Absent: Mike Stuart

Staff: Louise Brown, CAM

Guests: Jessica D'Amico

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 July 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 August 2011 – Ted Thoman 1-5:

Approved:

1. Badger (2007 Avalon) – Paint
2. Sheraidah (1544 Chepacket) – Roof (Work Completed)
3. Hahn (1423 Lakehurst) - Paint
4. Gouser (2020 Shadow Pine) - Paint
5. The Bank of New York Mellon (1921 Stanfield) - Roof

A motion was made and seconded to approve submissions 1-5. All in favor, the motion passed.

2. Legal/Deed Restrictions [LOOK] Items

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

- a) [LOOK]: Sheraidah – 1544 Chepacket – Homeowner responded to initial Attorney letter for discolored roof and the Board granted and extension to July 31, 2011. Board advised roof is now in compliance.
- b) [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 advised property is now in compliance.
- c) [LOOK]: Saucier – 1321 Hatcher Loop – Homeowner is not living on property with Tankel and the Association has liened. Per the Financial Institution for her mortgage, she is active duty military. Malley has requested Board to advise whether or not to proceed with Hillsborough County Circuit Court Order of Contempt. Violations include discolored house, discolored mailbox and lot upkeep. Board advised to proceed.
- d) [LOOK]: Dmitriev – 1409 New Britain – Homeowner appears to be living on property. Malley has requested Board to advise whether or not to proceed with Hillsborough County Circuit Court Order of Contempt. Violations include discolored house/gables, discolored mailbox, lot upkeep, trash cans and jet skis/trailer stored in view. Board advised to proceed.
- e) [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 advised property is in compliance.

- f) **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. Board advised to proceed.
 - g) **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 advised to have a letter sent to homeowner requesting to remove flag on top right of garage and charge the homeowner for the attorney fees.
 - h) **LOOK**: Adams – 1511 Storington – Homeowner responded to initial Attorney violation for lot upkeep. He advised that this and all violations that included discolored house/gable in back, broken window, fence and mailbox repair had been remedied. He admitted they failed to respond to the Association. Board advised property is in compliance for lot upkeep – mow, edge, trim and sod repair/replace. Homeowner asked for an extension to November 15, 2011, for the repairs.
 - i) **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 advised they are satisfied with the homeowner's response.
 - j) **LOOK**: Abbett – 1611 Bent Pine – Homeowner responded to first notice for request to submit application for room addition with windows advising this was approved as is when he submitted ACC and was approved for his application stating a "screened room." Board advised to postpone this item.
 - k) **LOOK**: Wolovich – 1622 Bent Pine – Homeowner responded to notices advising discolored roof was remedied before second picture. Board advised there has been improvement, but needs further cleaning within thirty (30) days.
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- l) **LOOK**: Resto – 1903 Blue Sage – Unlicensed/inoperative vehicle stored in view and owner responded to violation letter requesting up to 90 days. Board approved a thirty (30) day extension.
 - m) **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. The Board advised to send a letter to submit ACC Application.
 - n) **LOOK**: Pasquesi – 2011 Goldendale – Homeowner responded to first 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 advised manager to have homeowner send receipts for work done.
 - o) **LOOK**: Bradford – 1524 High Knoll - Homeowner responded to second violation letter from the Association advising he needs to know if and where the roof continues to be discolored. Board advised to reply to letter and advise homeowner to clean over garage.
 - p) **LOOK**: Rodriquez – 1672 Portsmouth - Homeowner responded to second notice of violation from the Association advising, "roof was bleached and pressure washed and it is cleaned." The Board advised to send a letter asking homeowner to provide the invoice of materials used to clean.
 - q) **LOOK**: Crawford – 1658 Wakefield - Homeowner responded to second notice of violation from the Association advising, "roof was pressure washed and it is cleaned." The Board advised to send a letter asking homeowner to provide the invoice of materials used to clean.

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

C. Grounds/Irrigation – Ted Thoman - A brief update was provided on the grounds and irrigation.

D. Website – Jill Moreno - No report was given.

V. BUSINESS

A. Requests for Association to Pay Legal Fees for Collections - Two (2) properties reviewed; No attorney fees will be waived on delinquent accounts.

B. Policy for Existing Unapproved Additions – Manager to obtain legal opinion - This item has been postponed.

C. Architectural Control / Artificial Plants – Legal Memo – This item has been postponed.

D. Facebook Legal Input – The legal input was read and discussion held. This item has been postponed.

E. Review Preliminary 2012 Budget and Assessment - The Board reviewed and discussed the preliminary budget and assessment for 2012. Change to attorney budget expense is the only entry to be update.

Homeowner D'Amico 1521 Vernon requested Association pay for all fees associated with the homeowner's delinquent assessments and to drop the lien foreclosure process. The Board has stopped the lien process and granted the homeowner fifteen (15) working days until September 8, 2011 to send in a copy of the letter retained from Providence Lakes in April 2010 and a copy of the bank statement where the homeowner claims her check was stopped in March 2010.

VI. NEXT MEETING

The next Board of Directors & ACC Meeting will also be the 2012 Budget Adoption Meeting. It is scheduled for September 20, 2011, at 6:30 p.m. at The Regent, 6437 Watson Road, Riverview, Florida. A Closed Legal Meeting with the Association's legal counsel is scheduled for September 27, 2011, at 3:00 p.m. at Greenacre Properties, Inc., 4131 Gunn Highway, Tampa, Florida.

VII. ADJOURNMENT

There being no Quorum for the rest of the meeting, a motion was made and seconded to adjourn the meeting at 8:30 P.M. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 9-20-11


Signed

Nathan Stiles
Printed Name