

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS  
WEDNESDAY February 19, 2014  
SYNOPSIS MINUTES

I. CALL TO ORDER

Bob Berry President of the Providence Lakes Master Association, Inc., called the Board of Directors & ACC Meeting to order at 6:28 P.M. on January 15, 2014 at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon.

II. ROLL CALL

Directors Present: Bob Berry, Ted Thoman, Cindy Davis, Ray Dempsey, Steve Kramer and Jan Washington

Directors Absent: Mike Stuart

Staff: Louise Brown, CAM

Guests: Daniel Davis and Gerard & Lori Abbett

Notice was posted on permanent monument signs, on the park bulletin board and website in accordance with the documents and the Florida statutes.

III. MINUTES

A motion was made and seconded to approve the January 15, 2014 Board of Directors & ACC Meeting minutes as written. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Architectural Control Committee / Deed Restrictions

ACC Submissions

1. ACC Submissions – The Board approved 12 ACC applications and denied 1 application.
2. Legal/Deed Restrictions [LOOK] Items - The Board took action on 11 items.

B. Grounds/Irrigation –

- A main water line leak is suspected Providence Lakes Blvd. in the back corner of property on Chepacket. The landscape contractor is continuing to investigate and will determine if a re-routing of the irrigation main line is necessary.
- Flowers will be added to the front entrance next month.

C. Newsletter – Newsletter is due by 9:00am on 4/18/14.

D. Planning – A garage sale is scheduled for 4/26/14

VI. BUSINESS

- A. Audience Forum – Resident requested the meeting minutes be posted in their entirety and not just a synopsis of them. The Board will review the option.
- B. Quit Claim Deed – 1410 Wickford – A motion was made and seconded to accept the offer to make the Association whole. The attorney fees will be paid out of the rent collected. All in favor the motion passed.
- C. Utility Agreement – International Consulting Group – A motion was made and seconded to approve an audit of the utility bills. All in favor the motion passed.
- D. Confirm Payment Plan and Collection Policies – The current collection policy was reviewed and the Board confirmed that the \$25.00 late fee will apply when not paid by February 1 and if dues are not received by June 1, 2014 and if no written request is received from the homeowner, the account is to be sent to the attorney. The Payment Plan Collection Policy was reviewed and Ray Dempsey made a motion to add an additional late fee of \$25 for those written requests when not paid March 1. After a vote of the Board four were in favor of the motion (Bob Berry, Ray Dempsey, Steve Kramer and Jan Washington) and two were against the motion (Ted Thoman and Cindy Davis), therefore the motion passed.
- E. Land Use – Consideration to Sell - Tabled
- F. New Community Building Project - Tabled
- G. Change in Violation Letters – Louise gave the Board a sample of the new violation letters and envelopes.
- H. 1615 Bent Pine Way – A relative of the previous tenant is squatting in the home and causing issues in the community. The Sheriff has been contacted on several occasions, as well as the fire department and code enforcement. Eviction proceedings have begun.

VII. NEXT MEETING

The next ACC/Board Meeting is scheduled for March 19, 2014, at 6:30 P.M. at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon, FL.


VIII. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made and seconded to adjourn the meeting at 8:29 P.M. All in favor, the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on 19 Mar 14

  
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Signed

  
\_\_\_\_\_  
Printed Name