

PROVIDENCE LAKES MASTER ASSOCIATION, INC.  
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS  
WEDNESDAY MAY 21, 2014  
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 6:31 P.M. on May 21, 2014 at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon.

II. ROLL CALL

Directors Present: Bob Berry, Ted Thoman, Mike Stuart, Ray Dempsey and Jan Washington

Directors Absent: Cindy Davis and Steve Kramer

Staff: Louise Brown, CAM

Guests: Joseph & Susan O'Hara, Bill Hunt, Sheila Deruzzo, Nelson Ludke and Gary Manack

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

Ted Thoman made a motion to approve the April 16, 2014 Board of Directors & ACC Meeting minutes as amended. Ray Dempsey seconded the motion. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Architectural Control Committee / Deed Restrictions

ACC Submissions

1. Morris (1620 Allenton) Roof - Approved
2. Quiros (1917 Bridgehampton) Roof (emergency leak) - Approved
3. Taylor (1109 English Bluffs) Front Door - Approved
4. Sulick (1649 LedgeStone) Roof - Approved
5. Sweder (1532 Portsmouth) Roof - Approved
6. Krass (1626 Portsmouth) Fence – On Hold
7. Cornella (1507 Scotch Pine) Roof - Approved
8. Arjune (1727 Scotch Pine) Fence, Landscape Bed, Lamp Post and Extend Driveway – On Hold
8. A. Ellis (1404 Storington) Replace Poured Concrete Driveway - Approved
8. B. Moore (1605 LedgeStone) Roof - Approved
9. Lewis (1411 Beth Page) – SW Scheme 10 With Accent SW7593 - Approved
10. Hunt (2017 Branch Tree) – Behr Scheme 15 - Approved
11. Velasquez (1523 High Knoll) – Behr Scheme 10 with Accent Optional Trim Color - Approved
12. THR Florida LP (1517 Kestrel) SW Scheme 20 - Approved
13. Frias (1402 Lakehurst) Behr Scheme 17 - Approved
14. Neverson (1515 LedgeStone) SW Scheme 38 With Accent SW7705 - Approved
15. Dombrowski (1413 Scotch Pine) Paint Door Behr ECC-16-3 - Approved
16. Betencourt (1404 Woodstork) SW Scheme 38 - Approved
16. A. Watkins (1233 Tuxford) SW Scheme 20 Accent SW 7006 - Approved

Deed Restrictions - Legal [LOOK] Items

- a) [LOOK]: Market Investment Tampa, LLC – 1615 Bent Pine – The owners' Attorney responded several times to Malley advising the property is now in compliance. The Board to review the property and confirm violation items are remedied. The prior violations included lot upkeep, discolored garage door, discolored/damaged roof/gables/frieze board, damaged mailbox and items stored in view. If property is in compliance, fees and costs will be pursued by Malley. The Board advised the home is still not in compliance and in addition to the violations listed above the fence is damaged.
- b) [LOOK]: Parish – 1309 Hatcher Loop – No response to any of the Association's violation letters or initial Attorney letter for lot upkeep. The Association started mowing property after the appropriate right to enter notification. History of correspondence regarding this address is a part of this report. The 2014 Assessment Collection is with the Attorney. The Board advised to have the palm trees pruned and add the cost to the owner's assessments plus to proceed to Malley.
- c) [LOOK]: LRG - 3 Corp, Trustee – 1326 Hatcher Loop – The owners' Attorney responded several times to Tankel's office advising the property is now in compliance. The deed restriction violations letters were for lot upkeep, discolored house, discolored roof, discolored mailbox, damaged fence, items in view, trash bins in view and damaged garage door. The Board advised this property is still not in compliance.

- d) **[LOOK]:** Shillibeer – 1633 Ledgestone – No response to the violation letters or the initial Attorney letter for discolored house, discolored/damaged mailbox and discolored roof. The 2014 Assessments are outstanding and at the Attorney for collection. The Board advised this property is now remedied and to collect legal reimbursement.
- e) **[LOOK]:** Malone – 1519 Portsmouth – No response to violation letters or to the initial Attorney letter for remove dead palm tree. The property has had a number of deed restriction violations. The Board advised to proceed to Malley.
- f) **[LOOK]:** Via Media Communications, Inc. – 1602 Portsmouth – The property is at Malley’s office a final judgment and award of fees and costs has been recorded. The Board now has response to the initial Attorney letter for damaged fence. The Board advised this property is not in compliance for damaged fence and discolored roof and to continue litigation.
- g) **[LOOK]:** Woodard – 1680 Portsmouth Lake – Homeowner responded to violation for discolored roof again (initial letter September, 2013) after the initial Attorney letter advising roof would be cleaned in May. The correspondence is with this report. The Board advised this is now remedied and to collect legal fee reimbursement.
- h) **LOOK:** Federal National Mortgage Association – 1731 Scotch Pine – No response to violation letters for damaged/broken front window. The Board advised to contact the realtor and notify them they have 10 days to repair the window or the litigation will continue with Malley.
- i) **[LOOK]:** Johnson – 1412 Woodstork - No response to violation letters for trash bins in view but the initial Attorney letter was responded to and the email is a part of this report. The trash bins are not in view now. The Board advised this is now in compliance and to pursue the \$150.00 for legal fee reimbursement.
- j) **[LOOK]:** COA Investments, LLC – 1722 Westerly – No response to Association letters or initial Attorney letter for damaged fence, discolored roof and discolored garage door. The Board advised to proceed to Malley for roof and fence.

2. **Deed Restrictions**

- k) **[LOOK]:** Simpson/Gorrebeek – 1209 English Bluffs – The homeowner disputes deed restriction violation letter for commercial vehicle. Based on the Board’s historical criteria, the vehicle has website and phone number information with a business name that appears to be for profit thus it is considered a commercial vehicle. This has been the criteria used for sending a commercial vehicle violation. The Board requested to review input the from the owners and advise how to proceed. The Board advised the commercial vehicle must be covered or put in the garage.
- l) **[LOOK]:** Tahoma/Acosta – 1533 Kestrel – The homeowner disputes deed restriction violation letter requesting an ACC Application be submitted for recent house painting. The Board reviewed the input and advised to send a letter notifying the homeowner they have 30 days to submit an architectural application for an approved color.
- m) **[LOOK]:** Sulick – 1649 Ledgestone – This homeowner has been sending in emails since March advising the Association that his boat will be on property for a certain period of time. The Board reviewed the Arlington deed restrictions and provided direction on how to respond to owner advising the boat can be on property to load and unload only.
- n) **[LOOK]:** Focht – 1462 Tiverton – The response to a violation letter for removing prohibited structure is that it cannot be seen from the street, it has been on property for 7 years and that it does not need to be removed. The Board advised the structure is prohibited and must be removed within 30 days.
- o) **[LOOK]:** DeRuzzo – 1906 White Cedar – The homeowner had her driveway re-surfaced and was sent a violation letter requesting that an ACC Application be sent in. The owner disputes the need for the application. The Board to advise how to proceed. The Homeowner submitted an architectural application on 5/8/14 for resurfacing. The ACC committee will review the application.

B. Grounds/Irrigation – No Report

C. Newsletter –Status on Adopt a Mile Program – Trash Pick Up – The Board discussed how the Association could recognize homeowners participating.

D. Planning – No Report

VI. **BUSINESS**

- A. Driveway Expansion Policy – A proposed policy for driveway modifications was presented to the Board for their review. It will be sent to the attorney for input as well.
- B. Hillsborough County Road Repaving Update – Waiting for written information from the county. There was a verbal commitment made that Providence Lakes Blvd and Providence Run will be paved in the fall of 2014.
- C. Association Options Regarding Fire Destroyed 2028 Shadow Pine – County Code Enforcement has been contacted. Attorney opinion has been received. The lender will be contacted to see what their intentions are.

- D. Land Use – Consideration to Sell – Tabled
- E. New Community Building Project – Tabled
- F. Audience Comments – A homeowner requested the hedges along the sidewalks be trimmed back.
- G. Directors Requests - Tabled
- H. Payment Plan – 1555 Scotch Pine – Homeowner requested a payment plan. A motion was made and seconded to approve the payment plan. After a Board vote Bob Berry, Ted Thoman and Ray Dempsey were in favor of approving the payment plan. Mike Stuart and Jan Washington were not in favor of approving the payment plan. The majority in favor the motion passed.

VII. NEXT MEETING

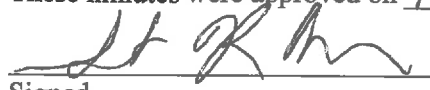
The next ACC/Board Meeting is scheduled for June 18, 2014, at 6:30 P.M. at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon, FL.

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 8:28 P.M. All in favor, the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on 18 Jun 14

  
Signed

Steven Kramer  
Printed Name