

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS
WEDNESDAY JANUARY 21, 2015
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 6:32 P.M. on January 21, 2015 at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon, Florida.

II. ROLL CALL

Directors Present: Bob Berry, Ted Thoman, Cindy Davis and Ray Dempsey

Directors Absent: Jan Washington and Karl Kindred, Mike Stuart

Staff: Louise Brown, CAM

Guests: Richard Urmann

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 December 17, 2015 Board of Directors & ACC Meeting minutes and Synopsis Minutes as written. Ray Dempsey seconded the motion. All in favor, the motion passed.

IV. COMMITTEE REPORTS

A. Architectural Control Committee / Deed Restrictions

ACC Submissions

1. The Board reviewed seventeen (17) ACC applications. Fifteen (15) ACC applications were approved and two (2) were disapproved.

2. Legal/Deed Restrictions [LOOK] Items - The Board took action on six (6) items.

B. Grounds/Irrigation – A request was made to trim tree limbs back from street lights.

C. Newsletter – No Report

D. Planning – No Report

E. BUSINESS

a. Violation Process

- Times frames for remedy – The Board discussed the time frames for various types of violations and reduced the time to remedy on three deed restriction violations.
- Putting \$150 legal fee cost for presuit mediation letter on homeowner ledger – A motion was made and seconded to apply violation legal fees to homeowners' ledgers. All in favor the motion passed.
- Review Letters – The second and final violation letter will be updated to include verbiage to advise owners that the next step is a presuit mediation letter and the legal fee for that will be added to their assessment account until it is paid.

b. Land Use – A meeting with Land Use Attorney Judy James was held giving her the direction to:

- Find out the County requirements to extend the sidewalk on the east side of Providence Run between Camden Apartments and the existing sidewalk behind Portsmouth
- See if the north side of the Tot Lot could be cleaned out for a walking trail and to allow for the expansion of the entrance/exit to the Tot Lot
- Explore option to create parking spaces in the 4 acres of green space at Providence Run.

c. Board Certification Classes – A Board Certification Class to be held at Greenacre Properties on February 12.

d. Resignation – Jan Washington – A motion was made and seconded to accept Jan Washington's resignation from the Board or Directors. All in favor the motion passed.

e. Audience Comments - None

f. Directors' requests - None

F. NEXT MEETING


The next ACC/Board Meeting is scheduled for Wednesday February 18, 2015, at 6:30 P.M. at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon, FL.

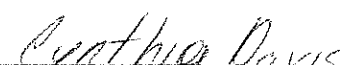
V. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made and seconded to adjourn the meeting at 8:23 P.M. All in favor, the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on 2-18-15


Signed


Printed Name