

PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS
WEDNESDAY August 19, 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 6:22 P.M. on August 19, 2015 at Indigo Point Apartments, 1850 Providence Lakes Blvd.

II. ROLL CALL

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

Directors Absent: Tom Breitsprecher Staff: Louise Brown, CAM

Guests: Vicki Falton, Alan Hundley, Vijay Nadehra, Mike Embden, Dallas Evans and Molly Edmondson

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

III. MINUTES

Ray Dempsey made a motion to approve the July 15, 2015 Board of Directors & ACC Meeting minutes and Synopsis Minutes as written. Ted Thoman seconded the motion. All in favor, the motion passed.

IV. PRESENTATION - Shoreline Erosion Update Sprinkle Consulting - Dallas Evans/Molly Edmondson

Details from Sprinkle's last study that they conducted plus recent site visits were presented on the current erosion areas on the lakes' shorelines plus suggested solutions were provided. The best time to begin the work will be late fall and early next year. Sprinkle was asked to create a request for proposal for the work that needs to be done and to manage the project once a vendor is selected.

V. COMMITTEE REPORTS

A. Architectural Control Committee / Deed Restrictions

1. ACC Submissions – Board reviewed twenty-nine (29) applications. Twenty-five (25) approved; three (3) denied and one (1) on hold.

2. Legal/Deed Restrictions – The Board took action on twelve (12) items.

B. Grounds/Irrigation

The irrigation has been turned off due to all the rain. It was noted that Fieldstone is turning vehicles around at the east end of Providence Lakes Blvd causing ruts.

C. Newsletter – Articles for the next newsletter need to be provided to Mike Stuart by the August 19, 2015.

The newsletter will include the letter of intent to be a candidate for the Board, the newly adopted Storage Container and Guidelines for Maintaining County Trash Containers Outside, the ACC form dated June 17, 2015, and the date of the garage sale is the third Saturday in October (October 17, 2015).

D. Planning – No Report

VI. BUSINESS

A. Preliminary 2016 Budget

The Board discussed several areas where increases are needed and money is available in retained revenue

B. Annual Meeting Location – Board Candidates

Bob Berry made a motion to book the Annual Membership Meeting at the Courtyard Marriott. The motion was seconded by Ray Dempsey. All in favor, motion passed. A notice will be in the LakeViews advising volunteers are needed to serve on the Board.

C. Recreational Vehicle Requests – The Board tabled a discussion at this time. Galarza (1413 Cloverfield) Matthews (1419 Cloverfield)

D. Land Use Update - There will be a meeting with Landmark's president, Edward Morrow on Monday at 1:00 to review the site engineering needed to create a larger parking area at the Tot Lot, add a sidewalk on Providence Run to the north and south of Providence Ridge and to create a parking lot in this 4 acres.

E. Audience Comments – No comments made.

F. Directors' Request – No requests made.

G. Encroachment Issue

The Camden Apartments have encroached on corners of Providence Lakes land. Ted Thoman made a motion to instruct the Land Use Attorney Judy James to contact Camden Apartments advising that the only solution is to remove their physical property (part of the playground and a gazebo) from encroaching on the Providence Lakes property. The motion was seconded by Bob Berry. All in favor, motion passed.

VII. NEXT MEETING


The next ACC/Board Meeting is scheduled for Wednesday September 16, 2015, 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, Ted Thoman made a motion to adjourn the meeting at 8:17 P.M. Bob Berry seconded the motion. All in favor, the motion passed.

Respectfully submitted, Karen Neidig, For the Secretary

These minutes were approved on _____


Signed

Thomas Britzspecker
Printed Name