PROVIDENCE LAKES MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS & ARCHITECTURAL CONTROL COMMITTEE MEETINGS
WEDNESDAY SEPTEMBER 16, 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 6:30 P.M. on September 16, 2015 at Indigo Point Apartments, 1850 Providence Lakes Blvd., Brandon, Florida.

II. ROLL CALL

Directors Present: Cindy Davis, Ray Dempsey, Ted Thoman, Bob Berry, Tom Breitsprecher
Directors Absent: None Staff: Louise Brown, CAM
Guests: Barbara Salazar, Jacob Goldstein, Alan Hundley, Helen Mwai-Johnson, Albert Johnson, Thong Mai
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

Ray Dempsey made a motion to approve the August 19, 2015 Board of Directors & ACC Meeting minutes and Synopsis Minutes as written. The motion was seconded by Tom Breitsprecher. All in favor, the motion passed.

IV. ADOPTION OF 2016 BUDGET -

Ray Dempsey made a motion to approve the 2016 proposed budget. The motion was seconded by Tom Breitsprecher. All in favor, motion passed. The annual assessment will remain at $345.00.

V. COMMITTEE REPORTS

A. Architectural Control Committee / Deed Restrictions/
   1. ACC Submissions – The Board reviewed twenty-one (21) applications. Twenty (20 were approved and one (1) denied.
   2. Legal/Deed Restrictions – The Board took action on ten (10) items.

B. Grounds/Irrigation – Ted Thoman
   1. The current landscaper company does a great job with the grass; irrigation has been an issue. The Board will expand and fine tune the landscape specifications (RFP) for the upcoming 2016 bids, especially for the village entrances.

C. Nominations – There are no Notice of Intents received at this time. Deadline is October 2, 2015.

D. Planning – No Report

VI. BUSINESS

A. Land Use Update on Enhancements to Tot Lot and 4 Acres Area
   1. The Board will go forward with Landmark for developing the engineering site survey.
   2. Ted Thoman requested feedback at next month's meeting on locations where the sidewalk extensions need to connect to accommodate walking patterns. Ted will identify these areas on a map and bring to a Board meeting for review and input.

B. Annual Meeting Details and Review of Notice
   The Annual Meeting will be held at the Courtyard Marriott and no changes were made to the proposed Notice.

C. Cranston (1910 White Cedar Way) Request to discuss arson suspicion – homeowner did not attend.

D. Audience Comments
   - Homeowner requested explanation of ACC policy.
   - Commercial cars parked in garage does not present issue.
   - Discussion on roof requirements.

E. Directors' Request – No requests were made.

VII. NEXT MEETING

The next ACC/Board Meeting is scheduled for Wednesday October 21, 2015, at 6:00 P.M. at Courtyard by Marriott, 10152 Palm River Road, Tampa, FL – 7:00 Annual Membership Meeting

VIII. ADJOURNMENT

There being no further business to come before the Board of Directors, Ray Dempsey made a motion to adjourn the meeting at 7:55 P.M. Tom Breitsprecher seconded the motion. All in favor, the motion passed.

Respectfully submitted, Karen Neidig, For the Secretary

These minutes were approved on 10-21-15 Signed [signature] Print THOMAS BREITSPRECHER