

- **Motion Approved** for Minutes from May 15 meeting.
- **Budget Update - Ray**
 - \$15643 Balance in Account
 - Insurance Policy is in effect as of 6/12/23, but policy payment has not been made yet by Grand Properties
 - \$15,189 is the delinquent balance for Owners who have not paid yearly dues - Tim Freeman sent out delinquent notices to owners last month charging a late fee of \$3.55.
 - **Motion approved** to pay \$1800 in outstanding bills.
- **Dock & Home Builders Letter** - Maria drafted a letter to all local dock and home builders. UPDATE - Cindy will finalized the letter and mailed it June 22 to over 100 builders.
- Maria will complete the Request for Exception Form from DEP to go through the process for Waterview. If this process is not successful, Maria will be reimbursed for the \$100 fee.
- **ECC Violations:**
 - 16515 Cup Ct - Schwyn First Non compliance letter mailed 4/12/23. 2nd letter mailed 5/17, letter received from Builder 6/2 and ECC replied 6/7.
 - 16152 La Barge Cir - Petrovic first letter sent 5/17/23.
 - 16716 La Barge Cir - Guzowski - First non compliance letter mailed 5/17/23. Steve and Mike talked with Owner 6/19. They are working to correct issues. (County and Waterview Easement issues)
 - 16642 Leggett Cir - Comet - First non-compliance letter mailed 6/9/23. Steve talked with the builder 6/9.
 - Mike to call Charlotte County code compliance about:
 - 16622 Leggett Cir (Gulf Reef Homes - Kreck) - no dumpster or silt fence at build site. Pictures documented.
 - 9292 Lingle St / 16279 (Orozimbo) - lot cleared, no permit, brush moved to side of lot by roads. Pictures documented.
- **ECC Guidelines:** Packet created and posted on website.
- Positive feedback received from property owners to this point on the changes and progress we are making in Waterview.
- Article XII - Fines - reviewed with Board Members in case it needs to be used in the future. We need to put together an Enforcement Committee
- **Dave Cromier Appealed** ECC decision to not approve 10573 Abello Road ARC application.
 - Waterview will allow a one time variance approval for the garage square footage for this home at 10573 Abello Road. It is currently planned for 456 sq ft versus the minimum requirement of 480 sq ft.
 - For the ARC to be approved by Waterview the following must be met:

1. The front door assembly must be changed to meet our minimum requirements. It must be either a double door or a single door with sidelights.
 2. The ARC fee needs to be paid in full for the total amount of \$300.
 3. The mandatory \$60 yearly POA fees need to be paid in full.
 - **NOTE** - Lot Owner at 10573 Abello Road does not have a Charlotte County building permit
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- Until All these items are met, we cannot approve this ARC application.

 - **SGC ARC and Waterview Process going forward:** (Approved by HOA President at Meeting - Dave Cromier)
 - SGC HOA will point their website to the [Waterview Section 94 website](#) for all future [Section 94 Waterview ARC](#) and [Waterview Fees](#).
 - Moving Forward **All** [Section 94 ARC](#) will be only approved if they use [Waterview ARC Form](#) and meet [Waterview ARC Guidelines & Requirements](#) and [Fees](#).
 - If a Waterview ARC application comes in for Waterview Section 94 that does **NOT** meet our requirements, then the Waterview POA will be contacted to manage the application and/or Fees.
 - SGC agrees to give Waterview POA access to their office at the clubhouse so that Waterview POA can see the full set of plans and documents if necessary. We will not remove plans or documents from the office.

 - **Reviewed for clarification - Non-Exclusive License Agreement:**
 - If the property owner changes (Sale, etc.) a new Non-exclusive License Agreement is required for the new owners for a \$350 Fee.
 - If a Non-Compliance /Violation is issued, a Non-exclusive License Agreement must be produced by the owner. If not, then a new Non-exclusive License Agreement needs to be completed with a \$350 Fee.
 - If a Request for Use Form is submitted and a Non-exclusive License Agreement is required, then a new Non-exclusive License Agreement is required for a \$350 Fee.

 - **MOTION Approved** - if owners have a valid prior version of a non-exclusive agreement with Denise Fullenkamp, then they can obtain a new Non-exclusive License Agreement with Waterview for No charge.

- Board to start working on Bylaws, covenants and restrictions. Decide what changes need to be made.
- Board to start making a list of questions for the lawyer.
- Annual meeting - This meeting is coming up in the Fall. We need to determine what information and changes need to be communicated and sent to owners.
- Mike will call County Public works to get Section 94 signs put up at all entrances to Waterview.

- **Open Discussion:**
 - Valeria Coleman - Section 94 signs should be put up at the entrance of all roads into Section 94 from SGC.
 - Rita Kitenplon - -Wetlands use recent Supreme Court Ruling - does this affect Waterview. Further information required to make a determination.
 - Rita Kitenplon - - Does Waterview pay taxes? No, Waterview does not pay taxes on Greenbelt.