

October 16, 2023 Waterview Property Owners Association Board Meeting Minutes

- **Motion Approved** for Minutes from Sept. 18 meeting.
  
- **Budget Update - Ray**
  - \$14,682 Balance in Account
  - 21% Owners are still delinquent on 2023 yearly dues
  - Contract provided to Board for Review of Grand Properties management duties. Contract expires 12/2023
  - Ray to get detailed report of additional expenses beyond the \$900 monthly fee
  
- **ECC Violations:**
  - 16267 Rennie has brought in fill, has an expired building permit with County, and has not submitted an ARC review. 10/12 first non compliance notice sent to owner - Steve to follow up with Tim Bullard for next steps
  - 16488 Leggett Installed a privacy fence without ARC review or County permit. 10/12 first non compliance sent to owner. The fence out of compliance with both SGC and Waterview Fence requirements. Mike and Steve will visit Brobst. Steve to follow up with Tim Bullard for next steps
  
- **ECC Request to use Greenbelt Forms:**
  - Beer - still working through issues to resolve wetland areas on Greenbelt before their request can be approved.
  
- Discussion around implementing a 1800 SqFt min for homes in Waterview with a St. Paul address only. Mike and Cindy to work on a case study to determine if it is feasible.
- SGC's next board meeting will address concerns over the use of golf carts within the community.
- Steve to Follow up with Time Freeman about the next annual meeting.
  
- **Motion Approved** - Board of Directors approved Maria Bliss to be the focal point for ALS.
  - Maria to follow up and get status of NELA, Bylaws and Covenants and Restrictions updates.

Jelka & Nick Petrovic - 16152 LaBarge - Attended meeting to discuss their violations. They extended their dock walkway, installed electric and water lines without permits and Waterview's permission to use the Greenbelt. They also cut mangroves and filled in the Greenbelt which was determined to be wetlands. 3 Violation notices have been sent, a violation notice posted on Greenbelt, and they continued to work. ECC will call the DEP to see if any information/status can be found out about these violations. Owners decided to leave the trees he planted and concrete landscaping curbing they installed and take the chance that the DEP will not find them in violation.

Rita - Brought up concern over assessments being done for common property insurance when it is an operating expense and not a capital expenditure. Second concern was over \$60 yearly dues to use common areas and the Non exclusive agreement to use common areas. Board will follow up with our attorney to address this concern.