

**WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**MONDAY, NOVEMBER 21, 2022**

The duly noticed Annual Meeting and Election of Waterview Property Owners Association, Inc. was held on Monday, September 26, 2022, at the South Gulf Cove HOA Clubhouse, 14859 Ingraham Blvd, Port Charlotte 33981. The meeting was called to order at 6:04 p.m. by President Steve Thompson.

A quorum of the members was present so the meeting could proceed.

**ROLL CALL** – Steve Thompson, Nancy Yocom, Jayne Neville, Maria Bliss, and Ray Ludowese

**EXCUSED** – None

**GUESTS** - None

**APPROVAL OF MINUTES** – Motion was made by Ray Ludowese, seconded by Nancy Yocom and unanimously approved the meeting minutes submitted by Tim Freeman for September 26, 2022

All board members present voted and unanimously approved meeting minutes submitted by Jayne Neville for November 3, 2022

**DIRECTOR/COMMITTEE REPORTS -**

**Treasurer Report** – Ray to meet with Steve and Tim on November 29<sup>TH</sup> to help establish dues and budget.

- **President report / update** – Steve Said we can use Tim Freemans conference call number. Steve said the county is currently clearing the easement areas with FEMA reimbursement. Steve to try and get the lien removed for the concrete dock. Steve discussed charging for estoppel letters at a cost of \$250.00.
- **Vice President** – Nancy spoke to Patrick Mahoney regarding to the FIREWISE certification program to become re-certified as our community scored a 98 in fire danger. Nancy has submitted her resignation. Mike Burns has submitted a resume to replace her as Vice President. Motion was made to vote to accept and it was unanimously approved.
- **Jayne** – Attended the certification class for HOA board members and is to try and get more information on amending covenants and restrictions. Jayne feels strongly that the board needs to obtain liability insurance for the board of directors. Steve and Jayne mentioned a law suit that was occurring against SGC and Steve was to get further information. Jayne wanted verification that Waterview is a non- profit.
- **Maria** – Attended the certification class for HOA board members. Maria to update website prior to the mailing. Discussed licensing agreements, concern over validity of current agreements and if 2/3rds property owners voted and agreed. Board members all agree that approved meeting minutes, monthly meeting announcements, volunteering opportunities, estoppel letter link, and a meeting agenda should be added to the website with monthly updates.
- **Ray** – Attended the certification class for HOA board members. Ray is willing to do research on licensing agreements/easements and recordings at the county and all board members have agreed to start reading the documents.

**UNFINISHED BUSINESS –**

Steve to talk to the large land owners. Steve to get help from SGC president to try and have the lien removed for the concrete dock. Steve still needs to get certified by the state to be a board member on an HOA. Discussion continued on the ARC guidelines and adjusting the requirements. Steve to talk to Steve Hamilton regarding ARC. All board members to redline the ARC application and read bylaws and guidelines.

**NEW BUSINESS –**

All board members present approve moving forward with the FIREWISE certification, which involves a community effort and volunteers.

Steve recommends an open meeting for the vote of HOA dues and possible discussion/clarification of easement across greenspace to docks.

The board all agrees to table the environmental committee meetings until further notice. Environmental committee volunteer Valerie's full name was updated by Maria Bliss to Valerie Coleman.

**ADJOURNMENT**– Meeting adjourned 7:39 pm

Respectfully submitted,

Jayne Neville  
Secretary