

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.

MEETING MINUTES

MONDAY, December 19, 2022

The board meeting was held on Monday, December 19, 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, Mike Burns, Jayne Neville, Maria Bliss, and Ray Ludowese

EXCUSED – None

GUESTS - None

APPROVAL OF MINUTES –

All board members present voted and unanimously approved meeting minutes submitted by Jayne Neville for November 21, 2022

DIRECTOR/COMMITTEE REPORTS -

Treasurer Report – No report waiting on budget approval

- **President report / update** – Steve would like to see the articles of incorporation and bylaws be updated to today's current standards and be made legible. Tim Freeman estimated the cost at \$3-4K. Steve suggested a committee for this task. There will need to be 2/3 of homeowners vote to pass. Ray Ludowese and Maria Bliss have volunteered to be on the committee. The goal would be to be completed by August 2023.
- **Vice President** – Mike Burns offered to fill the vacancy when Nancy Yocum resigned.
- **Maria** – Has been updating the Website with any relevant documents, uploading meeting minutes and providing information regarding upcoming meetings and how to join on zoom.
- **Ray** – Grande Properties assisted him with formulating a budget. Due to the limited amount of money and the outstanding debt Waterview Ass has inherited, Ray suggestion a revision. Mike Burns made a motion to approve the revised budget and Jayne Neville seconded it.

All board members present voted and unanimously approved the revised budget.

- **Committee reports** – No reports, have not begun meeting.
- **Environmental committee** – Volunteers -Steve Thompson, Mike Burns, Jayne Neville, Rick Stickles, and Cindy Madison. The committee is preparing to meet and its purpose will be the oversight of all green spaces owned by Waterview Ass. and to review all applications related to it and will be up and running and available for applications by March 1, 2023

UNFINISHED BUSINESS –

- Previous code violation and fine for the concrete dock off Eastern. Jayne Neville made a motion, and Mike Burns seconded to vote to do nothing at this time.

All board members voted to do nothing at this time and to revisit it in the future when the association is more solvent.

- Firewise certification – Forest service came out and discussed the certification, creating a plan, having a Firewise day to teach homeowners how to fireproof their home
- Joining Firewise will allow grants for land to be cleared with/without homeowner’s permission if deemed a fire hazard.
- County will issue permits @ \$55 for mechanical mulching for the removal of invasive plants. Property owners are allowed to remove them with hand tools, without a permit, as long as there is no soil disturbance.
- Mari Bliss made a motion for Waterview Ass. To join the Firewise program, Jayne Neville seconded the motion.

All board members voted and approved to join the Firewise program and become certified.

- Stan Glowacki has volunteered to be on the Firewise committee.

NEW BUSINESS –

Steve Thompson made a motion to purchase a speaker for the meetings. Jayne Neville seconded it.

All board members voted and approved to purchase a speaker for the meetings.

Grande Properties proposal to hire them arrived too late for board members to review. The board agreed to table approval for hiring Grande Properties until everyone can go over it.

Estoppel letters need to go through master HOA (SGC) and Waterview POA to ascertain no liens from either association.

Annual membership meeting minutes are not approved until the next annual meeting.

OPEN DISCUSSION FOR ALL

Concern over vacant land owners that own a majority

Dave Cormier, President of SGC explained how ARC works and doesn’t work for them and suggested \$300 charge for application

Ray proposed separate ARC committee for Waterview Ass.

ARC committee volunteers Ray Ludowese, Maria Bliss, Mike Burns, Cindy Madison, John Jedlowski

Environmental Committee to meet in the first 10 days of January.

ADJOURNMENT– Mike Burns made a motion to adjourn, Jayne Neville seconded it. Meeting adjourned 8:25 pm

Respectfully submitted,

Jayne Neville

Secretary