

Approved Waterview Association POA Board Meeting Minutes April 17th , 2023

- Motion Approved for Minutes for April 11 meeting
- Budget Update - Ray
 - \$31397 Balance in account
 - \$19,049.61 Motion Approved to Pay Grand Properties in Full
 - \$12,348 remaining Balance
 - Motion Approved for Tim Freeman to pay Atlas Insurance for Directors/Officers of Committee's (including ECC members) insurance policy
 - \$50,000 Assessments, \$31,000 received to date 33%, \$19,000 Remaining (\$5000 allowance for non collectables)
 - Tim Freeman will send out late notices to the owners who have not paid yearly fee.
 - Tim Freeman will provide a financial report for the previous month and the payables due for the current month to Ray prior to Monthly Board Meeting
- Zoning Dept Meeting - Steve, Mike & Cindy
 - Maryann Franks and Stephanie Morris from Charlotte county Zoning meet with us to discuss issuing permits for docks, piers, etc. on Waterview Greenbelt
 - A sample Non-Exclusive License agreement was provided to them for their training manuals and for staff to be aware this document is required prior to issuing any permits.
 - Maria suggested sending a letter to all local dock builders about the Waterview POA License Agreement that is required before work can be done.
 - Steve to contact FDEP to see if we can provide them details about the License agreement that is required prior to approving permits.
- Code Compliance Discussion with Gail Gursky and Steve
 - Cannot make a complaint about modifications being made on Waterview Greenbelt because Waterview POA will be held responsible.
 - Alternative is for SGC to issue a stop work order and ECC issue non compliance orders.
- ECC Violations:
 - Closure letter to be sent to McDowell
 - 16515 Cup Ct - Schwyn Non compliance letter mailed 4/12/23. Eco Survey and License Agreement required. ECC to decide next steps.
 - 10246 Max Ct - Jedlowski Motion Approved to send first non compliance letter.
 - 10254 Max Ct - Higgs and DM Builder Motion Approved to send first non compliance letter.
 - St Paul - More research needs to be done on this lot. Will bring it forward at the next meeting.
- All Property with Waterview Mailing
 - Maria to review and recommend changes. Board will vote so it can be mailed. (Document Attached)
 - Tim has a stamp machine we can use to purchase postage.
 - Tim's Office (Abby) can provide an xls file for the current address for the labels.
 - Cost will be reimbursed for paper, envelopes, labels, ink cartridges, etc.

Approved Waterview Association POA Board Meeting Minutes April 17th , 2023

- ECC Guidelines:

- Motion Approved for the ECC guideline document and fee's with the following changes
 - UPDATE to Motion on May 15, 2023
 - #4 Width of front entry wall plane minimum of 6 ft
 - Request for Use form \$100 fee if Non-Exclusive License Agreement is not required.
- Fee's paid to SGC with the exception of the Non-Exclusive License Agreement
- Remove paragraph B - SGC will notify ECC of applications....
- Remove paragraph E - ECC to file record....

- Section 94 Arch approvals:

- ECC to review monthly section 94 arch approvals via posted xls file on SGC website and track the \$50 per app fee.
- Monthly invoices will be sent to SGC for the total monthly applications.

Tim Freeman's office will keep backup copies of all non compliance letters, forms, License Agreements, etc. as a backup.

Abby@myflmanager.com will be the contact we can send all documentation to.

If any mail is received at Waterview POA - Tim's office he will forward it to our ECC team at ECCWaterview@gmail.com

- Software Capabilities: with Grand Properties - look up nabrnetwork. Tim will provide Steve with the cost.

Ray suggested selling off individual Waterview Greenbelt lots to the property owners directly behind the Greenbelt.

This may require a 100% approval vote of the membership, and reploting the Greenbelt Tracts.

An Attorney needs to review this recommendation.

- Recommendation to enact a Construction Compliance Deposit

- The price range of \$1000-\$2000 for new construction.
- Builder or Owner would have to submit a copy of CO for a refund that would be issued to the original check writer.
- This will be revisited in the future.

- Feasibility Study for Path

- Motion Approved to look into the cost of creating a path on the Greenbelt between Leggett and Renee parallel to Oakville.
- County permit cost
- Cost to hire mulcher to create path
- Liability Insurance issues brought up
- Parking Issues brought up

Approved Waterview Association POA Board Meeting Minutes April 17th , 2023

Tim Freeman will provide the Waterview Development Corp original site plan that included a boardwalk on the Greenbelt, canals and marina/yacht club.

Todd, Steve and Mike to make a visit in regards to Deck and Firepit. They will look at the issues and talk about the problems with the owner.

Open Discussion:

Rita Kitenplon - Oakville Path - Look into the County for a grant.

Rtia Kitenplon - If you decide to sell the Greenbelt common areas, who will pay for replotting? The proceeds from the sale of the Greenbelt will cover the costs.

Rita Kitenplon - When the new Covenants and Restrictions and bylaws are re-written by an attorney, will POA members have a say in the decisions? Yes, the attorney will draft a document that will be reviewed then finalized after approval.