Waterview POA Board of Directors Meeting

10-21-24

1. Call to order: 6:30pm
   1. Board members present: Steve Thompson, Maria Bliss, Mark Robbins, Valeria Coleman, Ray Ludowese
2. **Motion** Steve/Maria to approve 9-23-24 meeting minutes as amended. Motion carried.
3. Ray Ludowese provided the treasurer’s report:
   1. Checking account balance as of 9-30-24: $48,807.35
   2. Invoices to pay as of 9-30-24: $1,448.98
   3. Delinquent assessments amount as of 9-30-24: $13,482.10 (93 owners)
4. Ray Ludowese presented the proposed 2025 budget to the board.
   1. **Motion** Mark/Valeria approve 2025 budget as presented. Motion carried.
5. Valeria Coleman provided the ECC Committee Report:
   1. The Florida Department of Environmental Protection (FDEP) has issued Waterview POA violation notices for non-compliant activities completed in wetlands on the Greenbelt property adjacent to the following properties:

1. 16488 Ligget Circle (Brobst)

2. 16152 La Barge Circle (Petrovic)

3. 9598 Shelburne Circle (McDowell)

* 1. The FDEP would like to enter into a settlement agreement (Consent Order) with Waterview POA for each violation. The Consent Order requires each section of Greenbelt to be restored.
  2. An Environmental Consultant will need to be hired by Waterview POA. The consultant will need to submit a proposed Restoration Plan for the impacted sections of the Greenbelt. The Restoration Plan will be incorporated into the FDEP settlement agreement.
  3. Waterview POA has 30-days (Nov 15- 2024) to agree to the terms of the settlement agreement.
  4. FDEP will lift current hold on all pending permit applications once settlement agreement is executed.
  5. Maria was instructed by the board to have our legal counsel, Association Legal Services (ALS), issue violation letters to Brobst, Petrovic, and McDowell for the unapproved activities they completed on Waterview POA’s property.
  6. Mark stated we need to send out violation letters to anyone who completed unauthorized work on the Greenbelt, including Riprap.

1. Tim Freeman, Grande Properties, has received a request for an Estoppel on property that may have unauthorized work on the adjacent Greenbelt property. ECC will review the property for potential violations.
2. The board of directors has been working on updating the POA’s Covenants and Restrictions. ALS has been sent current updates for review. The proposed updated Covenants and Restrictions need to be completed by December 11th and sent to owners for their review.
3. Discussion on the POA’s Non-Exclusive Licensing Agreement (NELA). The board agrees the current NELA needs to be updated to incorporate requirements currently brought forth by FDEP. Maria suggested removing “Upland and Wetland” references in our revised NELA. Mark stated the current NELA is not inline with our current Covenant and Restrictions. ALS has been contacted to help update our current NELA and address all legal issues including the review of the indemnify and hold harmless clause within the agreement.
4. Steve read South Gulf Cove HOA’s response to the letter he sent them regarding the legal difference between the two separate associations and the Waterview Arch reviews. SGC wants to add a paragraph to the Waterview Arch review procedure process. **Motion** presented by Steve: to add the SGC paragraph to the Waterview Arch review process. Motion not approved. (1-yeah, 4-nah)
5. Mark would like all directors to have a Gmail address for official Waterview correspondence and document exchanges. **Motion** Mark/Val to set up Gmail address for all directors. Motion carried.
6. **Motion** Valeria/Mark to adjourn meeting. Motion carried. Adjourn 7:34pm.