Waterview POA Board of Directors Meeting

11-18-24

1. Call to order: 6:30pm
	1. Board members present: Steve Thompson, Maria Bliss, Mark Robbins, Ray Ludowese
	2. Guests: George Brobst, Robert & Nelvida Meier, Kirk & Kristy Schwyn, Kyle Larsep, Bernie Bural, Eric Axelson, Bonnie Thompson
2. **Motion** Ray/Mark approve meeting agenda. Motion carried
3. **Motion** Steve/Mark to approve 10-21-24 meeting minutes as amended. Motion carried.
4. **Motion** Mark/Maria to approve 11-4-24 special meeting minutes as amended. Motion carried
5. Ray Ludowese provided the treasurer’s report:
	1. Checking account balance as of 10-31-24: $48,328.94
	2. Invoices to pay as of 10-31-24: $941.04
	3. Delinquent assessments amount as of 10-31-24: $14,005.33 (89 owners)
6. Mark provided status report on updating the POA’s covenants and restrictions (C&Rs). Ben from ALS (POA legal counsel) indicated the numerous changes needed on current C & Rs makes the goal of revised C & Rs by December 11th not feasible.

 a. A discussion on negative impact by just amending certain areas of current C &Rs and submitting to members for a vote. Additional amendments would need to be voted on by membership. The board agreed a complete revision of C&Rs should be presented to the membership rather than multiple amendments requiring multiple votes.

 b. Discussion on current FDEP violations on Greenbelt property. Resolve current violations enforcing current C&Rs.

 c. The board agreed if the December 11th goal of the completed revisions of C&Rs cannot be met by ALS, a new goal of March 2025 should be put in place. The membership will need to be notified of the delayed C&R revision date.

 d. Steve to contact Ben and get clarification and specifics as to why the revision date of December 11th is no longer feasible. Steve will update the board after his discussion with ALS.

1. Steve provided status report on current FDEP violations
	1. **Motion** Mark/Valeria approve 2025 budget as presented. Motion carried.
2. Steve updated the board on current FDEP violations. Many of the property owners with current violations were in attendance.
	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) Mr. Brobst was given the opportunity to address the board at the meeting. Mr. Brobst indicated numerous properties within Waterview have completed similar work and have not received FDEP violations for the work. He accused the board of “turning him in” to the FDEP. Ray stated he has never personally “turned” any property owner into the FDEP nor participated with any board member in “turning” any property owner into the FDEP. A lengthy discussion by Mr. Brobst on why he completed the work he deemed “improvements to the Greenbelt property”. Mark addressed the fact the work was not permitted, nor in compliance with county, state, or federal regulations.

 2. 16152 La Barge Circle (Petrovic) Mark stated they have agreed to work with the board on resolving the current violations.

 3. 9598 Shelburne Circle (McDowell) The board has not received a response for notices sent to the owner.

 4. Mr. & Mrs. Meier (16478 Ligget Cir) addressed the board on behalf of their neighbor’s noncompliant installed fence. It is this writer’s understanding they are in favor of the fence.

 5. Mr. & Mrs. Schwyn (16515 Cup Ct.) addressed the board concerning a violation notice sent to them by the POA’s Environmental Control Committee (ECC)

 6. Eric Axelson (realtor) addressed the board regarding an estoppel for property with existing non-compliant work completed on the adjacent Greenbelt space.

1. Steve discussed the preparation for the annual meeting mailing due to be sent out on December 11th, 2024. A cover letter by the board needs to be included with the mailing. Board members need to let Steve know of any items that should be included in the letter.
2. The following Old Business was tabled for further discussion at the next meeting:

 a. Separated ARCH review from SGC, HOA.

 b. Adoption of $1,000.00 construction site clean-up deposit

 c. House Bill 59 web access security

1. The following New Business was tabled for further discussion at the next meeting:

 a. Article VI Environmental Control Committee draft from Ben @ ALS.

1. **Motion** Ray/Maria to adjourn meeting. Motion carried. Adjourn 8:34pm.