

Waterview Association POA Board Meeting Minutes July 17, 2023

- **Motion Approved** for Minutes from June 19 meeting.
- **Budget Update - Ray**
 - \$14,983 Balance in Account
 - \$13,282 is the delinquent balance for Owners who have not paid yearly dues - Tim Freeman sent out delinquent notices to owners last month charging a late fee of \$3.55. (22% have not paid - 210 owners)
 - \$2961 invoices to pay (insurance, postal service, management fees, copies & postage, office supplies)
 - Board needs to approve bills/invoices before Grand Properties pays them. Ray to work with Tim Freeman on this.
- **Dock & Home Builders Letter** - Cindy finalized and mailed the letter June 22 to over 100 builders.
- **Request for Exception Form from DEP** Maria went through the process for Waterview as a test case. It was proven very valuable as lots of good information and contact was obtained. The ECC process has been updated to reflect that owners must go through the VOE process and not have an Ecological Survey completed.
 - Below is a recap of the meeting: Maria will provide her detailed VOE decision to ECC.
 - Verification for Exemption (VOE) costs \$100 and is completed within 30 days. If the VOE transitions to a required Permit then the \$100 fee is transferable to the permit costs.
 - The VOE is only for the site plan provided in the application. If further changes are going to be made beyond the site plan provided another VOE is required.
 - Waterview can provide owners a letter so they can go through the VOE process with DEP only. Owners need to list Waterview as the owner on their application in the applicant section.
 - A VOE for a dock cannot be approved if existing docks are not more than 65 ft away from each other. If another dock is closer than 65' they will need an individual permit.
 - Walkways over greenbelt can only be a maximum of 4 ft wide.
 - If the VOE determines Wetlands, then the request moves to the DEP permitting purposes. The permits are required for anything on wetlands.
 - The DEP Compliance department becomes involved if there are unauthorized impacts to wetlands or docks that would have needed a permit.
 - Section 404 is handled by the DEP which handles all areas of wetlands that are impacted.
 - Any and all wetlands cannot be altered (Fill, structures, sod, mowing, landscaping, etc.) without a DEP permit. If a wetland area is cleared on the Greenbelt it needs to be done with hand tools and no heavy machinery, debris cannot be left on the property, soil cannot be disturbed by driving heavy machinery leaving ruts in the soil or pulling up roots of trees.
 - Ecological Surveys from private sector companies may not be accurate, and the DEP has and will override their determination of wetlands.
 - The Maximum Dock sq ft structure over water is 1000 sq ft. This includes the Dock, walkway over water to land to the natural shore line, canopy etc. (Do not count the Dock area twice if it falls under the canopy area). Simple boat lifts do not count as overwater structures, but the canopies do. Deck covered lifts also count as OWS.
 - The National Wetlands Inventory (usgs.gov) shows wetlands. It is a good guideline, but not 100% accurate. There are times where the layer doesn't show and it is wetlands and vice versa (layer shows up and it's uplands)

- **ECC Violations:**

- 16515 Cup Ct - Schwyn - Owner showed up to the meeting with Request to Use Greenbelt Form. Form will be processed by ECC with an official decision. Owner has not paid yearly dues.
- 10254 Max Ct - Higgs - Builder cleared the GB including 4 palm trees. Owner has to fix GB, level it out, plant grass and replant 4 palm trees.
- 16152 La Barge Cir - Petrovic - Steve and Mike to do a face to face meeting Tuesday 7/18 at 9AM and provide a letter of non compliance.
- 16716 La Barge Cir - Guzowski - Sent owners an email requesting a copy of the permits for 1- the extension of the dock walkway past the original 30 ft onto the greenbelt, 2- the deck on the Greenbelt, 3- th Firepit on the Greenbelt, 4-landscaping on greenbelt (Trees and Stone fill), 5- Floating Dock in addition to existing Dock and, and 6- a copy of their non exclusive license agreement.
- 16642 Leggett Cir - Comet - Request Form received 7/14 to use GB. ECC team to review and reply.
- 16232 La Barge Cir - Poperechnyy - Send non compliance letter. Obtained building permit and no ARC review.

- Mike called Charlotte County code compliance about. Waiting for a reply. No changes made at sites.
 - 16622 Leggett Cir (Gulf Reef Homes - Kreck) - no dumpster or silt fence at build site. Pictures documented.
 - 9292 Lingle St / 16279 (Orozimbo) - lot cleared, no permit, brush moved to side of lot by roads. Pictures documented.
- Violation flyer approved to use at sites that have violations including but not limited to: no ECC Approval for work, no dumpster, no toilet, unapproved fill on GB, unapproved Clearing of GB, trash on site, other.

- **Motion Approved** - Board to consider collection options for the yearly dues through the lawyers process. The Lawyer will process demand letters for dues including liens and foreclosures. The fees range from \$250-\$300 in addition to the \$60 yearly dues fee.
- **Motion Approved** - If VOE determines the lot to be Uplands then Sod, Irrigation and Fill are permitted to be on Greenbelt. If VOE determines Wetlands then no Sod, Irrigation, or Fill is allowed on Greenbelt.
- **SGC ARC and Waterview ECC meeting** to be set up to discuss ARC process moving forward.
- Cindy to type up Bylaws, covenants and restrictions for lawyer review by August.
- The Board to continue making a list of questions for a lawyer.
- Request brought forward to have the county mow the easements more often and at a lower level. This request can be done online by any owner. It is part of our taxes we pay.
- Discussion tabled for now about the Section 94 signs put up at all entrances to Waterview (12 entrances). Need to determine permit fee? and cost of signs?
- AirBND and VRBO discussion. Should owners be allowed to rent out homes? Possibly a vote for the yearly meeting. Should we put restrictions on rentals within Waterview to keep our property values from diminishing.

- Cindy to see if GoDaddy can process payments for Waterview (Yearly dues, request forms, Non-Exclusive License Agreements, etc.)