

**WATERVIEW PROPERTY OWNERS' ASSOCIATION, INC.
PORT CHARLOTTE SUBDIVISION, SECTION NINETY-FOUR**

December 5, 2022

Dear Waterview POA Owner,

This notice goes to all property owners to inform you that monthly POA Board meetings are held on the third Monday of every month at 6:30 PM at the South Gulf Cove Club House, 14859 Ingraham Blvd. At the next monthly meeting on December 19th the POA Board of Directors will be voting on a budget for 2023 which includes an annual dues assessment of \$60 per lot. Members are welcome to attend and will have limited opportunity to speak concerning issues before the Board. We also welcome your input in a period of open discussion when we begin forming a consensus on what Waterview can look like in the future.

Currently hurricane Ian and Nichole have had a very significant impact on our properties. The Board is highly concerned about the huge amount of very dry debris (wildfire fuel) that was left behind by the storms. This debris will not only have a big impact on property values; It is a very high potential fire hazard to property and infrastructure. The Board has been doing research on this issue with FEMA, Charlotte County and US Forestry Service. None of these entities will currently assist with storm vegetative debris removal on unimproved property. FEMA is currently clearing back to the Right of Way line and may eventually clear a few feet further. The US Forestry Service supports a program called Firewise and SGC and Waterview are planning to update participation in this program. Once established, this program offers training on how to protect your home from wildfire. We plan to offer this training information soon through the US Forestry Service. We will also explore wildfire mitigation efforts by planned clearing of the greenspace to provide appropriate fire breaks. This could be done in accordance with US Forestry experts with Board approval. There could be grant money available based on being active in Firewise and other criteria. However, the main responsibility for clearing debris rests with the property owner. The Waterview POA Board strongly suggests that property owners clear their property of downed trees and other wildfire debris. Clearing invasive vegetation is encouraged by Charlotte County permitting and can greatly improve the value of your property. Keeping your lot clear of invasive plants makes Waterview look attractive and keeps our neighborhood safe.

According to our Articles of Incorporation and Bylaws, any use of Greenspace by property owners requires the written approval of the Environmental Committee. Effective March 1st the Environmental Committee will be functioning and active. You must send your request to the Waterview POA, Environmental Committee PO Box 298, Placida, FL. 33946. Forms for this request will be available on the association website www.waterviewPOA.com.

Please check out our new web site for current information and resources going forward. We encourage you to sign and return the attached document for your permission to send official Waterview POA notices to your email address. This will make official communications cheaper for the POA and more efficient.

Steve Thompson	Nancy Yocum	Jayne Neville	Ray Ludowese	Maria Bliss
President	Vice President	Secretary	Treasurer	Director-at-Large

***** NOTICE *****

WATERVIEW PROPERTY OWNERS' ASSOCIATION, INC.

**Notice to Association Members of
Meeting of the BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of the Waterview Property Owners Association Inc., will be held at the following date, time, and location.

Date: Monday, December 19, 2022

Time: 6:30 PM

Location: South Gulf Cove Clubhouse, 14859 Ingraham Blvd

Join Zoom Meeting

<https://us02web.zoom.us/j/7024448856?pwd=UExhanVOWGpWT0h3OWZ5anc4RG9iZz09>

Meeting ID: 702 444 8856

Passcode: 991385

Dial by Phone: 301 715 8592 or 646 558 8656

1. CALL TO ORDER
2. ESTABLISH A QUORUM
3. MINUTES OF PREVIOUS MEETING
4. TREASURER'S REPORT
5. COMMITTEE REPORTS
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a. Vote on 2023 Budget (Proposed Budget on Reverse Side)
8. NEXT MEETING
9. ADJOURNMENT

Posted: 12/5/22

**CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS
AND/OR CONSENT TO VOTE ELECTRONICALLY**

The undersigned, being all the Owners, or Primary Occupant, for address:

at Waterview Property Owners' Association, Inc., pursuant to Florida Statute 720.317, hereby consent(s) in writing to:

(Please place a check in the box, or boxes, below for which you are giving consent.
You may consent to receiving electronic notice, electronic voting or both).

1. **ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of Waterview Property Owners' Association, Inc., I/We designate the following email address for electronic voting purposes:

PRINT EMAIL NEATLY: _____

The undersigned understands that mailed/paper notice may not be provided to the Owners unless the Owners have rescinded their consent to receive electronic notice of meetings. Please be aware that if you consent to receive electronic notice or meetings, your e-mail address designated for that purpose will be an official record of the Association.

2. **ELECTRONIC VOTING.** By signing this consent form, I/we consent to voting electronically at meetings and elections for Waterview Property Owners' Association, Inc. to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting, and release and waive any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses", "malware", "spyware", "cookies," and the like and any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management. I/We designate the following email address for electronic voting purposes, which e-mail address and other information (including personal identifying information) may be released to a third party that provides electronic voting services or other third parties only to the extent and as may be reasonably necessary to enable the use of electronic voting processes:

(You may write "same as above " or provide a different email address for electronic voting purposes)

PRINT EMAIL NEATLY: _____

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association no later than 72 hours prior to the meeting or election in which the Owner wishes to-vote by electronic means. I/We further understand and agree that in order to use a different e-mail address for casting votes electronically, I/we must notify the Association in writing of the change of e-mail address no later than 72 hours prior to the meeting or election in which the Owner wishes to vote by electronic means. If I/we do not provide timely written notice of this change of e-mail address to the Association as provided herein, I/we further understand and agree that I/we may not be able to vote electronically until the next membership meeting and/or election.

All Owners, or Primary Occupant, please print, sign, and date below.

Name: _____

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

***For multiple property addresses, List/Attach on this form.**

**WATERVIEW PROPERTY OWNERS ASSOCIATION
2023 BUDGET**

<u>INCOME</u>	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Assessments: 933 Lots @ \$60.00 / Lot	\$ 55,980		\$ 55,980
TOTAL INCOME			<u>\$ 55,980</u>

EXPENSES

Bad Debt	\$ 5,600
Supplies/Printing	4,000
Insurance	5,000
Committee Expense	1,000
Common Area Maintenance - Mowing	-
General Maintenance	1,500
Office Expense	1,000
Records Research	300
Postage	2,500
Financial Review & Tax Preparation	500
Legal Fees	10,000
Professional Fees/Management	12,000
Professional Misc.	4,000
Website	100
State Filing Fee	<u>62</u>
Total Expenses	\$ 47,562

RESERVES

Beautification	\$ -
Capital Improvements	-
Contingency/Operating	8,418
Drainage	<u>-</u>
Total Reserves	\$ 8,418

TOTAL EXPENSES/RESERVES	<u>\$ 55,980</u>
--------------------------------	-------------------------