Waterview POA Board of Directors Meeting

2-19-24

1. Call to order: 6:47pm
   1. Present: Steve Thompson, Mike Burns, Maria Bliss, Ray Ludowese
   2. Absent: Cynthia Madison
2. December 18, 2023 Board Meeting minutes reviewed.
   1. **Motion** Mike Burns, second Steve Thompson: Approve the meeting minutes. All in favor, motion carried.
3. Financial reports presented by Ray Ludowese
   1. Bank Balance as of 12-31-23: $11,783.84.
   2. Delinquent accounts as of 12-31-23: 180 properties
   3. Bank Balance as of 1-31-24: $47,497.60
   4. Delinquent accounts as of 1-31-24: 328 properties
4. Update on delinquent accounts collections presented by Maria Bliss.
   1. Waterview has contracted with Association Legal Services (ALS) to help collect “past due” assessments and POA fees.
   2. ALS is currently waiting for Grande Property Services (GPS) ledger of delinquent accounts. Maria will contact GPS to follow up on providing ALS the ledger.
      1. ALS will send out Lien Notices when ledger is received.
   3. Mike Burns questioned if ALS provides collection services for fines? The answer was “yes”
   4. Maria discussed the collection process as follows:
      1. Send “intent to lien” letter. (Allow 45 days to respond)
      2. Record the lien to secure associations interest. ALS will send “Intent to foreclose” letter. (Allow 90 days to respond)
      3. ALS to send second “intent to foreclose” letter.
   5. ALS discussed with Maria a possible “payment plan” be set up for delinquent accounts.
      1. **Motion** Mike Burns, second Maria Bliss: No payment plan will be allowed for past due accounts at this time. All in favor, motion carried.
   6. Steve Thompson will contact GPS to verify collection proceedings start on past due accounts for 2024 assessments and fees.
5. Steve Thompson discussed the importance to begin the revision work needed for Waterview’s Covenants and Restrictions.
   1. The board’s goal is to send revisions to members in November ’24 with vote January ’25.
6. ECC Chairman Valeria Coleman presented the following:
   1. Proposed fines for members not complying with ECC guidelines.
      1. It was determined an arbitration committee or appeals committee will need to be formed prior to issuing fines. This newly formed committee will follow and be formed per state statute and Waterview POA By Laws.
      2. Steve Thompson will start the process to form the new committee.
         1. It is assumed the committee will be in place by May-June of this year.
   2. **Motion** Ray Ludowese, second Mike Burns: Allow the ECC Committee to start fine proceedings, per their recommendations and guidelines, with members who are in non-compliance with Waterview’s current covenants and restrictions. All in favor, motion carried.
   3. The ECC has received inquires for private non-potable irrigation wells on members properties.
      1. **Motion** Ray Ludowese, second Mike Burns: Allow installation of private, non-potable irrigation wells on members private property. The wells shall be installed per Florida state laws and guidelines. All in favor, motion carried.
7. Mark Robbins presented the Board with his research regarding Waterview Property Association, Inc. and South Gulf Cove Home Owners Association (SGC)
   1. Waterview POA was formed and recorded 6-3-81
   2. South Gulf Cove HOA was formed and incorporated 2-8-82
   3. Discussion on the need for Waterview’s ARCH review to be independent from SGC’s.
      1. Discussion on differences between Waterview POA and SGC’s “Covenants and Restrictions
      2. Waterview POA is mandatory membership and SGC is a non-mandatory HOA
      3. No longer applicable for SGC to perform an ARCH review for property owners within Waterview POA
8. Steve Thompson presented the Board with the following:
   1. Talking points for independent ARCH review for Waterview POA. These points need to be discussed with SGC Board members
      1. SGC Board elections are 2-21-24.
      2. Waterview Board members need to discuss with newly elected SGC Board members the need for Waterview’s independence on ARCH reviews.
      3. It was agreed Waterview POA needs to maintain our relationship with SGC HOA but gain our independence from SGC for the Waterview ARCH review process.
   2. Media Chair position for developing membership communications.
      1. We need to improve reaching out to our membership.
      2. Possible newsletter
      3. Steve will try to get Waterview POA information into the CCT mailer
      4. List upcoming events on our website calendar.
   3. Board members should participate in the SGC Neighborhood Cleanup February 24th @ 8am. Meet at SGC clubhouse
9. No open discussion
10. **Motion** Ray Ludowese, second Steve Thompson to adjourn meeting at 8:54pm. All in favor, motion carried.