

WATERVIEW PROPERTY OWNER'S ASSOCIATION, INC.
MEETING MINUTES
MONDAY, February 20, 2023

The board meeting was held on Monday, February 20, 2023, at the South Gulf Cove HOA Clubhouse, 14859 Ingraham Blvd, Port Charlotte 33981. The meeting was called to order at 6:29 p.m. by President Steve Thompson.

A quorum of the members was present so the meeting could proceed.

ROLL CALL – Steve Thompson, Mike Burns, Jayne Neville, Maria Bliss, and Ray Ludowese

EXCUSED – None

GUESTS – Cynthia Madison Chair of the Environmental Control Committee (ECC)

APPROVAL OF MINUTES – Ray made the first motion, Mike seconded. **PASSED**

All board members present voted and unanimously approved meeting minutes submitted by Jayne Neville for January 16, 2023 and January 23, 2023 for the conference call to elect the Environmental Control Committee members.

PRESIDENT REPORT/UPDATES - Steve reports no financial report update at this time. Grande Properties will have them available for the next meeting. In the future, all mailings should be sent to Grande Properties, including any past receipts for reimbursement. Steve suggested a zoom meeting to discuss FDEP verification of exemption form (VOE), Cynthia provided examples of the form. Our intention is to work with FDEP. Steve is to discuss non- exclusive licensing agreement with Tim. Concerns with proceeding forward without general liability insurance.

TREASURER REPORT– Ray – Director's liability- Atlas Insurance – Broker Philadelphia Amenity Directors liability insurance is \$1337 quote. May need an email vote on the insurance. Estoppels can be handled by Tim for a fee of \$50.00

CINDY ECC – Explained the operational duties of ECC, discussion on McDowell Violation at 9598 Shelbourne Circle. A large pile of dirt was placed on the wetlands and no silt fence was installed. This is the same site that had issues with Greenspace violations previously in the year. Mike and Rick made a site visit, a certified letter was mailed to correct the violation. Cindy set up a tracking spreadsheet documenting these actions by the committee.

VICE PRESIDENT/MIKE BURNS – Proposed that all waterfront lots and existing homes sign and pay the \$500 fee and at this time for us to not handle to ARC review. In addition; Mike proposed an assessment for a % of the green space that homeowners are using. Additional discussion is needed.

MOTION 1 – Mike made first motion and Jayne seconded to table the non- exclusive license agreement for this meeting.

All board members present voted and unanimously approved. **PASSED**

UNFINISHED BUSINESS – Discussion on the Fourth Amendment to Declaration of Covenants and Restrictions as to whether it is enforceable or not. According to Tim (management company) what has

been approved by a vote of the lot owners at the Revitalization meeting, and then reviewed and certified by the State of Florida and recorded by the Charlotte County Clerk, becomes the official version of our Declaration and Covenants going forward. According to Fourth Amendment, Article VI Section 5 The Board of Directors may adopt written guidelines (hereinafter referred to as "ECC Guidelines ") for the approval of any construction building, landscaping, maintenance, etc. The ECC Guidelines may be amended by a majority of the Board of Directors.

WEBSITE/MARIA -Updated an area for volunteering on committees. Jayne to get the January minutes and conference call to Maria.

NEW BUSINESS – ECC does not need to post meeting minutes. However, ECC Guideline changes are to be presented to the Board for approval. Copies should be sent to the board and to Tim(management company).

Steve plans to attend the SGC Board meeting on March 15 to discuss additional ARCH Guidelines that we intend to vote on and Waterview's intent to eventually perform our own ARCH reviews. All SGC ARCH applications should be sent to Waterview to insure that property owners adjacent to the Greenbelts have a Non-Exclusive License Agreement signed and approved.

OPEN DISCUSSION – Rita (property owner) Raised concerns over environmental permits and requirements for docks (how many boats, how many lifts) in the non- exclusive licensing agreement. Additional concern regarding law suits to Waterview that could then become an assessment on all property owners to pay.

Rick - Discussion on potential Green Space fee/ Land Use fee and how we justify the fee with property owners.

ADJOURNMENT– Meeting adjourned 8:53 pm

Respectfully submitted,

Jayne Neville
Secretary