Waterview POA Board of Directors Meeting

7-15-24

1. Call to order: 6:47pm
   1. Board members present: Steve Thompson, , Mark Robbins, Maria Bliss, Ray Ludowese
   2. Absent: Cynthia Madison
2. June 17, 2024, Board Meeting minutes reviewed.
   1. **Motion** Ray Ludowese, second Mark Robbins: Approve the meeting minutes. All in favor, motion carried.
3. Financial reports were not presented at the meeting.
   1. June financial information was not provided to Ray Ludowese by Grande Properties
4. Update on delinquent accounts collections presented by Maria Bliss.
   1. Currently 72 open collection cases.
   2. Per ALS: All open cases have valid liens.
   3. Discussion on ALS collection charge to homeowners. It is understood Waterview POA does not receive any collection fees from ALS. Waterview POA only receives the past due assessment with penalty amount.
   4. Maria will be scheduling a meeting with ALS to further discuss the collections process and for an update on delinquent accounts.
   5. **Motion** Maria Bliss, second Ray Ludowese to sign agreement with ALS for discounted rates by paying for legal services in advance. All in favor, motion carried.
5. ECC Chairman Valeria Coleman presented the following:
   1. Currently three Florida Department of Environmental Protection (DEP) investigations for violations associated with noncompliant work completed on the Waterview POA Greenbelt property. Brobst, McDowall, Petrovic.
   2. DEP is currently not approving permit requests until noncompliant investigations are completed, and noncompliant property is brought back into compliance.
      1. ECC board was made aware of DEP not approving permit applications via a dock building contractor.
      2. DEP has not informed the Waterview POA board of permits being denied or the permitting process being placed on “hold”
   3. Discussion on jurisdiction for administrative authority on dock permitting in Section 94.
      1. The board of directors and the ECC board having been following proper protocol regarding permitting and Greenbelt land use based on discussion and directions given to them by DEP authorities.
      2. February 2024 court ruling invalidated Florida’s assumption of the Section 404 Clean Water Act (CWA) permitting program.
      3. United States Army Corps of Engineers has jurisdiction over all 404 permitting in Florida.
      4. Steve Thompson to contact Army Corps to discuss current DEP hold for permits for Section 94.
      5. Per Maria Bliss: The Army Corps currently approves (signs off) all dock applications within Section 94.
   4. Valerie informed the board of privacy fence issues. Two nonconforming fences have been installed without an Arch review. ECC board to contact property owners.
   5. Mark Robbins started a discussion on limiting Greenbelt land clearing to “hand only” work.
   6. Mark Robbins continued a previous board meeting discussions regarding lots located within Section 94 which currently are not assessed the mandatory POA dues.
      1. Lots butt up to the Greenbelt
6. Steve Thompson updated the board on our discussion with South Gulf Cove (SGC) HOA regarding Section 94 Architectural Reviews.
   1. SGC will be drafting a letter discontinuing their involvement in Section 94 Arch reviews.
   2. Steve reviewed a letter he has written to SGC HOA regarding Florida Statute 720.
      1. In summary: Waterview POA is governed by Statute 720 and SGC HOA is not. Therefore, all matters Section 94 shall be governed by the elected officials of Waterview POA.
      2. Mark Robbins requested language be added to the letter preventing SGC HOA from including Section 94 in any of their future legal filings. All board members agreed to this change.
      3. The new letter will be sent after the SGC HOA Arch Review letter is received and approved by the board.
7. New Business: None
8. **Motion** Mark Robbins, second Steve Thompson to adjourn meeting at 7:54 pm. All in favor, motion carried.