

**WATERVIEW PROPERTY OWNER'S ASSOCIATION, INC.**  
**MEETING MINUTES**  
**MONDAY, January 16, 2023**

The board meeting was held on Monday, January 16, 2023, at the South Gulf Cove HOA Clubhouse, 14859 Ingraham Blvd, Port Charlotte 33981. The meeting was called to order at 6:33 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** – Tim Freeman (Grande Property Management Services), Steve Hamilton (ARC SGC)

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

All board members present voted and unanimously approved meeting minutes submitted by Jayne Neville for December 19, 2022.

**DIRECTOR/COMMITTEE REPORTS -**

**TREASURER REPORT**– Ray - Annual dues invoicing has been sent. Limited budget to hire lawyer to work on bylaws and deed restrictions. Goal is by August 2023. Tim Freeman will have insurance quotes next week. Tim addressed questions regarding his management services and fees.

**MOTION 1** - Ray made a motion to approve hiring Grande Property Management, Mike seconded.

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

**PRESIDENT REPORT/UPDATES** – Steve has completed the certification course for HOA board members. Mike Burns still needs to complete the course. Steve asked Mike to present the home survey that they completed on 1/9/23 of occupied and under construction homes (footings in and plans posted in permit boxes) in section 94.

**VICE PRESIDENT** – Mike Burns -Summary

- Homes – 62
- Under construction footings – 26
- Total homes end of 2023 – 88

During the inspection they noted concerns with docks on possible property lines, trees cut on green spaces, and wetland disturbances. The remedy moving forward will be to educate property owners with information.

**See attached survey results for additional details.**

**UNFINISHED BUSINESS** – Continued discussion on ARC guidelines and adjusting minimum standards, and creating an enforcement committee, board members will not be eligible. Discussion on the ARC review going through SGC with Waterview POA separate application with adjusted minimum figures.

Due to the inconsistencies between Waterview Fourth Amendment of the Declaration of Covenant and Restrictions and the Bylaws, the Board will follow the instructions of Article VI of the Fourth Amendment. This will eliminate references to an Architectural Review Committee in place of an Environmental Committee. The Board may add or amend Environmental Guidelines with a majority Board vote. As defined in Article VI section 5 Environmental Control Guidelines.

**MOTION 2** -Steve made a motion to eliminate ARC in place of Environmental Committee, Jayne seconded.

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

**MOTION 3** – Steve asks for a motion for Environmental Control Guideline 1. Jayne made a motion, seconded by Mike that sheds, carports, and garages with metal structures will not be approved by the Environmental Committee. Only structures that are architecturally similar in appearance, design and construction materials are acceptable except for attached Lanai's.

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

**MOTION 4**- A motion was made to have the Environmental Committee be composed of two board members and three volunteer members. The board requested those volunteering submit resumes in five days and the board make their selection within 10 days at a special meeting. Jayne mad a motion, Mike seconded it.

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

All volunteers to apply for environmental committee to Steve and the board will approve applications.

**MOTION 5** - Ray made a motion for a minimum of 2 board members to be on the environmental committee, Mike seconded.

All volunteers to apply for environmental committee to Steve and the board will approve applications.

**Maria** – Website -Removed environmental video and added annual meeting minutes.

**NEW BUSINESS** – The first task for the environmental committee is to amend the ARC application and establish new guidelines. Environmental guidelines need to be added to the website as of March 1, 2023. Maria feels the focus should be on the greenbelt areas with clear information regarding the restrictions on disturbances on green spaces, and a plan on how we are going to enforce the restrictions. Mike added possible exceptions with invasive species. Discussion continued on native trees should not be removed, docks, identifying upland verses wetland areas and avoiding further DEP issues.

Review the non-exclusive licensing agreement for dock installation. Check with the county and see if permits will not be issued without our environmental approval first.

**ADJOURNMENT**– Jayne made a motion to adjourn, Steve seconded it. Meeting adjourned 8:26 pm

Respectfully submitted,

Jayne Neville  
Secretary