Waterview POA Special Board of Directors Meeting

11-5-24

1. Call to order: 7:00pm
	1. Board members present: Steve Thompson, Maria Bliss, Mark Robbins, Ray Ludowese
	2. Absent: Valeria Coleman
2. Steve provided a list of priorities the BOD needs to complete.
	1. Covenants & Restrictions revisions.
	2. Current FDEP violations (Brobst, Petrovic, McDowell)
	3. Guzowski NELA request
	4. Issue WPOA violation letters to suspected violations (prior to 3-1-23)

 1. Discussion on “Enforce Now” option to moving forward. (ALS option)

 2. Discussion on “Chattel Shipping” option to moving forward. (ALS option)

1. Maria reminded directors we need to respond to the FDEP by 11-15-24 regarding the settlement agreement for current violations.

 a. The POA did not receive a specific violations letter from the FDEP regarding the 3 current violations.

 b. Steve stated it’s hard to commit to issues when we don’t know what we’re committing to.

 c. Mark stated the FDEP has issued compliance letters for all violations specific to the 3 properties in question.

1. Maria reminded directors the C & R update needs to be completed by 12-11-24 to send to owners for their review and vote of approval at annual meeting.

 a. **Motion** Steve/Mark: move forward with amending the C & R’s with the intent of presenting them for approval at our annual meeting. This would mean we have a completed document to mail the owners by 12-11-24. Motion carried.

1**.** Ben at ALS has been sent the BOD’s proposed C & R revisions. Ben to review the revisions and make recommendations.

1. **Motion** Steve/Mark our next priority is the process of resolving the 3 current FDEP violations. Motion carried.
	1. Steve stated we need to ask FDEP for an additional 30 days to properly respond to their requested settlement agreement.
	2. Mark stated we need to send ALS the three example settlement letters provided by FDEP and have Ben help write our own settlement agreement letter.

 1. We need to state we are working with an environmentalist on a restoration plan.

 2. Each violation is specific, and each restoration plan needs to be specific.

 3. We need to ask FDEP to waive all work subject to violations completed prior to 3-1-23

 4. Steve will draft an informal response to FDEP regarding all violations and send to ALS for their review.

1. **Motion** Steve/Mark to have ALS send demand letters to all FDEP violators and include a demand to have all property owners forward all correspondence with the FDEP to the POA. Motion carried.
2. Discussion on why Waterview can’t issue a NELA to Guzowski.

 a. ALS and Grande Properties have both advised the BOD to not issue a NELA for a property with known current violations attached to it.

 b. ECC needs to issue the Guzowski’s a letter specific to all current violations. Letter should be written or approved by ALS.

 c. **Motion** Steve/Mark: Provide Guzowskis a NELA providing they agree in writing to remedy specific violations as listed including the “fill” noted on a previous ecological report provided by Guzowski. If violations are not remedied, the violations will be included on an Estoppel letter. Motion carried.

1. **Motion** Ray/Mark to adjourn meeting. Motion carried. Adjourn 8:45pm.