

Southern Woods POA

Minutes of the

Unofficial Board Meeting

This is an unofficial Board Meeting held on Monday, April 9, 2018 at 2:00PM. Those present were Richard Kopicki (President), Tom Ginther, Jackie Antonacci, Tom Paslay, Diane Evens, CAM and Tina Little, CAM. These were the items that were discussed below.

Under the Architectural Review Committee

Fence- There shall be no perimeter fencing of a property in Southern Woods POA. There shall be no fencing to provide outdoor runs for animals on the property. Fencing is permitted around pool equipment and air handling equipment on the side of a home to prevent it from sight from the street or the golf course. Fencing shall be installed in a manner that maintains the integrity of the construction and prevents collapse of the fence over time. Enforcement of Fencing Regulations shall be the responsibility of the ARC.

At the Board Meeting on April 1, 2015 the board drafted the original language on fencing.

- Should this be in the Rules Enforcement Committee instead of the Architectural Review Committee?
- Should the association add fencing to the Covenants?
- Should the association specify what type of fences like color and material? If it's raw wood it should be painted to match the color of the house or white vinyl.

- Should the association send a letter to the property owners that have fences up now letting them know that the fence must come down before they sell the home?

The CAM will make a list of all the homes with a fence and record TOPS.

Sample Fence Letter- Notice of removal of fence.

In the best interest of Southern Woods and to maintain the Association's Deed Restrictions and the quality of the homes. The Association is looking at things that have been overlooked over the course of years and this is what your Board wants to do maintain the quality of living in a pristine community of Southern Woods.

Upon a recent inspection of the property, it was noted that you have a fence on your lot. Upon the sale of this home that fence must come down for a clear title to be issued.

An example of an "Inspections Letter" was read to the Board

Upon a recent inspection of the property, the following violation for non-compliance was brought to the attention of the Association. The Board of Directors requests that the necessary steps are taken to correct the violation and return the response form within 14 days with the plan of action that will be taken to rectify the violation. Your violation may consist of an exposed air conditioner, pool equipment, trash cans or propane gas tank.

A question came up about a gazebo on a cement slab at 9 Ryewood. The Board discussed this issue in great depth.

The following is the plan of action.

- Have the building application pulled to check for an existing slab on the original site plan.
- Richard Kopicki will review and speak to the owner with the following options.
- Removal of structure.
- Do a full pool screen structure and have it attached to the existing home. With Florida screening facing the golf course along with 4FT high planted shrubs that will eventually hide the inside structure. Also the structure will be painted the same color as the existing home.
- The spa can be moved into the existing lanai.

Everything that has been discussed at this meeting will be the agenda at the regular scheduled Board of Directors meeting in June 2018.