

NORTHDALÉ CIVIC ASSOCIATION  
MEETING MINUTES

January 19, 2021

1-The meeting was called to order by Interim President Tom Murray at 7:00 P.M. Directors attending were: Bill Castens, Robert DeMeo, Martha Hughes, Gerald Johnson, Robert Mantler, Nelson Marcano, Alicia Moreno, Tom Murray, Raymond Powell, and Jim Salgado. Directors absent were Angela Bianco, Amar Dembla, and Zachary Sechrist. Attending visitor was Hector Hernandez Jr.

2-The minutes of the November 2020 meeting were approved following a motion by Bill Castens and seconded by Nelson Marcano.

**3-Deed Restrictions- Tom Murray**

- **Deed Restrictions-** Murray; In the Honey Vista court case; the Owner has until late January to start improve the property; if nothing happens the next step will be to file contempt of court. The judge did award the NCA all legal fees, which are to be paid by the Owner.
- Tom, Bill Castens and Alicia Moreno spoke with three companies or individuals; all of whom expressed an interest in handling the deed restrictions for Northdale. One withdrew their proposal, and Merit ended up being the company we went with. They have revamped their entire program and refined it for Northdale, so it seems to be a good fit and cost-effective. Also, the Northdale Special Tax District (NTSD) has offered to handle the deed restriction effort and costs for Northdale, all of which is an option in their by-laws and quite doable. More explanation will be presented in the newsletter, but this is an excellent opportunity presented by the NSTD. Alicia Moreno made a motion to assign the deed restriction responsibility to the NSTD for enforcement, inspections, letters, legal letters, any court aspects, costs, etc. Martha Hughes seconded and all unanimously voted in favor.
- **Resident Survey-** Bianco; No report tonight.

**4-Financial Report- Bill Castens**

- **Status-** Castens; Bill explained the financial status report as well as the proposed budget for this year. For the 12 months of 2020, Membership Income was (\$6,606) less than budget offset by Expenses being \$15,511 better than budget. With no fund raising income from Family Fun Festival, Pumpkin Run & Northdale OWLS (cancelled due to the pandemic) we were forced to cut back expenses wherever possible as the year progressed. We ended the year with a net loss of (\$16,412), which was better than the budget to lose (\$25,000).  
Our 2021 Budget is projected to be at breakeven due to assigning the responsibility & costs associated with Deed Restriction Enforcement to the Tax District.  
Nelson Marcano made a motion to approve both reports and was seconded by Jim Salgado. All voted unanimously in favor.
- **Membership Report-** Castens; This was not discussed tonight.

**5-Membership- Robert Mantler**

- **2021 Membership invoicing-** Mantler; Invoices have been mailed out; Bob doesn't feel the need to send out a second mailing as of yet, some responses are already coming in.

**6-Community Relations**

- **New Resident Welcome Packets-** DeMeo; Bob noted that 13 houses were sold or remortgaged, 5 of which are new sales.
- **Neighborhood Outreach-** Salgado; Jim has an Operation Lend-a-Hand Community Outreach scheduled for Feb.13th and 20th, in a 2-part phased effort to help out a disabled veteran who is in great need of home repair. Bill made a motion for the NCA to donate \$500 to help with the costs of this effort, Martha Hughes seconded and all voted unanimously in favor of that financial help.

- **Spanish Communications-** Salgado, Marcano; There has been no action since the no-response at the homes at Landscape Dr. and East Course Dr. All agree that this is a worthwhile thing to pursue and that we need to have more thought on approach and ways to make this a stronger part of the NCA and neighborhood.

### **7-Communications**

- **Newsletter-** Mantler; the March issue has a submittal deadline of Feb.10-11. Bob asked for a list of all NCA members by January 25, and the entire Board decided that the newsletter was to go out to every residence in the neighborhood. Also discussed was the free advertisement for the Community Food Pantry, which will be an ongoing ad without end for the foreseeable future. Everyone agreed to give distribution options some thought, as we're contracted with the printer until early fall 2021 and have a little time to work on it.
- **Facebook-** Bianco; No updates for this section tonight.
- **Northdale Website-** ; the website is costing approximately \$1500/yr. Nelson offered to look into alternatives for someone to narrate the site (& host?) previously. The Board is looking for alternatives to make our online presence and interaction stronger and more effective. The current website handler is paid up through June 2021.

### **8-Community Events**

- **Everything is on hold..**

### **9-New Business**

- There have been some complaints about speeding on Summerdale, some residents have asked about speed bumps. This is not something the NCA handles, and apparently HILLSBOROUGH County also doesn't handle this. However, the NSTD does pay for extra patrols; they'll be asked to request additional patrols in that area.
- Jim Salgado asked if the NCA could think about the concept of an advisory committee, established to reach out to different focus groups that are becoming more of the fabric of this community.
- Hector introduced himself to the Board, discussed his interest in helping out and provided some insight into standard neighborhood boards.
- Tom Murray brought up that the yearly election of officers was to occur that night, the results of which were:
  - Nelson Marcano – President
  - Jim Salgado – Vice-President
  - Bill Castens – Treasurer
  - Alicia Moreno – Secretary

Jim will act as Interim President when Nelson is on deployment. Tom Murray then resigned from the Board, which opened up a spot. Alicia Moreno nominated Hector to the Board, Jim seconded and Hector was unanimously voted in to the Board and assigned Gables I as his neighborhood to represent. Welcome Aboard Hector! And although understated, many thanks to Tom Murray for his many years of dedication and very good service to the NCA and Northdale.

### **10-Old Business**

- Status Quo for now; things are very quiet due to the COVID pandemic.

### **11-Public Comment**

See New Business above.

### **12-Motion to Adjourn**

Motion to adjourn was made by Bill Castens and seconded by Martha Hughes. All voted aye.

Minutes taken and submitted by Alicia Moreno.

Next NCA Board Meeting is Tuesday, February 16, 2021 at Northdale Park  
Building "B" Game Room at 7:00 p.m. or via Internet