

NORTHDALÉ CIVIC ASSOCIATION (NCA) MEETING MINUTES  
August 21, 2017

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Bill Castens, Robert DeMeo, Ann Frisbie, Robert Mantler, Frank Giordano, Martha Hughes, Jan Marshburn, Tom Murray, Claude Siler-Nixon, Raymond Powell Nancy Stearns and Jessica Watterson. Bruce Poli was absent. Elsa Goff, Glenda Gunderson, Debi Marsh, James Salgado, Cynthia Bender and John Bender attended as guests.

After the pledge to the flag, the minutes of the July 2017 meeting were reviewed and approved with one slight change, on a motion from Nancy Stearns and a second by Claude Siler-Nixon.

Deed Restrictions

Frank Giordano reported on deed restrictions. The NCA has been pursuing legal action on a homeowner deed violation on the Northdale golf course. After several previous notices, the homeowner has taken minimal action toward improving the situation, therefore the Board will continue to pursue a lawsuit against this homeowner.

Frank reported that there were 14 deed restriction cases in July and 32 in August. Of those 46 cases, 36 were complaints about rentals. Only 2 of 46 people lodging complaints were NCA members.

Recent complaints include:

- 1) Generator noise - The county code department explored and someone had tied a generator into a TECO box. The house had no electricity or water.
- 2) A house on Dewey Rose Ct. has mold and mildew all over the external walls. It is in foreclosure and there is no owner to take responsibility.
- 3) Invitation Homes owns many homes in Northdale and there have been ongoing complaints including a recent complaint about parked trailers. The renters have left, so there may be improvement.

Frank reinforced the importance of asking all complainers to lodge complaints on the complaint form located on the NCA website. Regarding architectural review, even though the original deed restrictions state that homes should be painted in earth tones, there is leniency as long as the colors are fairly neutral.

Financial Report

Bill Castens, Treasurer, presented the financial report. Membership income is significantly low compared to the same period last year and in previous years. This has resulted in a net loss of income for the year. Bill recently mailed a follow-up invoice and he is getting a very good response to the new mailing. On a motion by Tom Murray and a second by Frank Giordano, the July financial report was unanimously approved.

### Membership Report

In the first two months of fiscal year 2018, NCA memberships were down significantly from past years, due to the change in invoicing. However, membership fees are starting to come in at a rapid pace after the regular invoice was mailed. Regarding the membership drive, Robert Mantler reported that we will not be sending the renewal inside the trifold brochure next year.

### Communications

Jessica Kingsborough was not in attendance to report on the newsletter. Ann Frisbie has not yet received a draft of the September/October newsletter for review.

Nancy Stearns reported on behalf of Bruce Poli for the newsletter committee. The committee is negotiating with I-Kare to manage the publication, distribution and advertising for the newsletter. The goal is to produce a smaller newsletter that is available online for the public and that is mailed only to NCA members.

### Community Relations and Other Reports

Tom Murray stated that the community calendar has been sent to the entire Northdale community for 2 years in a row and has not resulted in a significant boost in membership. Tom Murray made a motion to cancel the calendar and put any additional funds toward another project. There was a 2<sup>nd</sup> by Nancy Stearns.

Martha Hughes reported that 15 new resident bags will be distributed.

Nancy Stearns reported that Mike Kohanyi updated the website for the Garage Sale which is scheduled for October 14, 2017.

Jessica Watterson stated that the Pumpkin Run has about \$3,500 in sponsorships to date. It is scheduled for November 4, 2017.

### New Business

There was some discussion about the upcoming Arthritis Foundation Run.

### Public Comment

Elsa Goff reported a dead tree in the common grounds of the Silverhill area. Raymond Powell represents the Silverhill area and will assist Elsa in calling US Lawns for assistance.

James Salgado made a recommendation for the ARLO security camera system that can be used outdoors and managed through your cell phone.

The meeting was adjourned at 8:05 PM on a motion by Bill Castens and a second by Tom Murray.

The next Board Meeting will be held on Monday, September 18 at 7:00 PM at the Northdale Recreation Center. The Executive Committee will meet at 6:30 PM.

Submitted by Jan Marshburn, NCA Board Member