

NORTHDALÉ CIVIC ASSOCIATION

MINUTES

October 16, 2018

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Bill Castens, Robert DeMeo, Ann Frisbie, Frank Giordano, Martha Hughes, Robert Mantler, Tom Murray, Raymond Powell, Nancy Stearns, and Jessica Watterson. Absent were Bruce Poli and Claude Siler-Nixon. Guests attending were County Commissioner Victor Crist, Chelsea Walkenhorst, Jim Salgado, Hillary Pannier, Bill Loring, Diane Amison-Loring, and Manuel Felio.

After the pledge to the flag, the minutes of the September 2018 meeting were read. The word “no” was removed from the sentence:” Owner put in pavers and tore up the sidewalk with no permit.” The minutes were then approved on a motion by Martha Hughes and a 2nd by Frank Giordano.

Deed Restrictions-Frank Giordano

- The boat on Hollow Trail was removed. Owner replaced the sidewalk he damaged, along with his driveway, with pavers. County Code Enforcement have permit with time to fix the sidewalk. Another boat, on Oakmanor was pursued and it was removed. In Fox Hollow, all boats are properly stored out of sight.
- The rotted siding on a home on West Course is a code violation. Owner, a veteran, states that he is having trouble finding a contractor for an appraisal. He also needs discharge papers. Among other issues, he must repair the second floor siding, paint the house and replace the roof. He has refused offers of help. It was agreed that Frank will send another letter to remind the owner of the steps he is required to take. If this is not successful, legal steps will be initiated.
- The home on Northdale Boulevard, facing the golf course, has cost the Civic Association \$7,585 in legal fees. The NCA is suing the owner to recoup these fees. He refuses to take Frank’s calls. The owner has taken down the fence and sold the wood to a neighbor. He hasn’t removed the shed. The home is being sold in a short sale. There was an offer but it fell through. Frank has spoken with the lawyers numerous times regarding this case. This case could go to court.
- There are cases with pending county code violations. A car on Landscape and a damaged sidewalk at East Course and Netherwood have been reported.
- Frank talked about the new management system for Deed Restriction violations, CINC Systems. He started with Fox Hollow. He is now working on Gables 1 with issues such as cars on lawns, parking and mold/mildew. CINC Systems, provides addresses, violations and tracking of letters that have been sent. Frank reminded everyone that this is a reporting system and not for enforcement and the NCA is not an HOA.

Financial Report-Bill Castens

NCA continues to operate better than budget.

The Fiscal Year, which now begins in June, will go from January to December beginning in 2019. Membership dues will go to \$50 beginning in January.

The NCA doubled up on taxes last year so there were no taxes this year. Most of the expenditures for Deed Restrictions are in legal fees.

Pumpkin Run is \$3000 ahead. The registration influx is now and will lead to further income. The funds will be split between the NCA and the YMCA.

Bill Castens recognized Jessica Watterson for her work in organizing the Pumpkin Run.

A motion was made by Tom Murray to accept the Financial Report and a 2nd was made by Martha Hughes.

Membership

Membership Drive-Robert Mantler

- Point of information: More membership dollars are coming in. People have been donating beyond the regular membership fees. It is also possible that more people have been paying their dues because more is being done in the neighborhood. We are not losing members and may be gaining more.
- Robert Mantler will schedule a meeting with Ann Frisbie to send out mailings to all 2700 homes with invoices with the \$50 membership fee and fiscal year. They will refer to the list on Sinc Systems that include two names for homeowners and renters. (E.g. husband and wife, owner/renter #1 and #2).
- Robert Mantler was offered the Chairmanship of Membership. He accepted.

New Resident Welcome Packets-Robert DeMeo

- Letters were mailed. (August Home Sales=7, September=15)

Communications

Newsletter-Nancy Stearns

- One error was found after the newsletter was sent to the printer. Nancy called them but yet to hear back from them.
- December 8th is the due date to submit articles for the January/February Newsletter.

Facebook, Neighbors of Northdale and Nextdoor Northdale-Bruce Poli

- There are now 499 followers on the NCA Facebook page.
- The date for the Concert in the Park was listed incorrectly as Wednesday on the website and not Friday.
- Now that the Park employees work on weekends, events such as the Concert in the Park and the Sock Hop could be held on a Saturday. This would help more people to attend such events without conflicts such as getting home from work.

Community Relations

Citizen's Patrol-Bill Castens with Jim Salgado

Bill Castens and Jim Salgado met with members of the Carrollwood Meadows HOA. Bill and Jim explained how Northdale runs its Citizen Patrol.

Community Events

- Thanks were expressed to Frank for the Concert in the Park and signs from Robert DeMeo for community garage sale.
- Howl-O-Ween, with Trunk or Treat, will be held on Friday, October 26. It will be a partnership with the Hillsborough County Parks and Recreation and CABA, Carrollwood Area Business Assoc. (Northdale Parks and Rec. are now members of CABA.) Vendors can participate by paying a fee to CABA online. They can provide treats for children and dogs and pay \$25 for a spot or pay \$50 and not provide treats. Community members can also participate. Money collected will be returned to the Park. Volunteers are needed.
- Pumpkin Run-This event now has \$9700 in sponsorships. Volunteers are still needed for registration plus cooking and serving the food. The Fire Department has just informed Tom Murray that they will not be available to cook the pancakes. Also, the grill, surface size 19" x 51," needs to be adapted to cook the pancakes. Ann Frisbie has a list of people who have expressed interest in helping with the Pumpkin Run. A Pumpkin Run Committee meeting is scheduled for Oct. 18, at 5:00 PM, at the YMCA.
- Tree Lighting-The date is Sat., Dec. 8, 2018. It also involves CABA. A short concert by the Claywell Elementary Grade 3 Choir will be featured. A movie after the tree lighting is included.
- Family Fun Festival & Parade-The FFF is scheduled for Sat. April 13. Ann Frisbie, who has run the event since 2008, wishes to step down. A new coordinator/committee is needed. Ann will work with the new person/people in transition. Board members need to step up to take over the various jobs that the FFF involves. Ann has names of people who have expressed interest in getting involved. She shared that sponsors are not hard to get and the

money earned goes back to the community. (It was suggested by the guests that an Event Coordinator be hired. Another guest recommended that names of recipients be published without specifying the amount given.)

- Easter Egg Hunt-This is scheduled for Sat., April 20, 2018.
- Splash Pad Ribbon Cutting-Tues., Oct. 30 at 3:00 PM.

County Commissioner Victor Crist was a guest at the meeting. He was thanked for the Splash Pad and the improvements to the Park, including new Astro Turf that was added to the playground. Ken Hagan's role in these additions was also noted.

Old Business

- Open Director's Position-guests spoke of their interest in this position plus shared some of their ideas for the Board.
 - Chelsea Walkenhorst, Gables 1-would like to be a board member. She suggested purchasing 3-5 pressure washers and then renting them to residents to deal with mold. Give a one month deadline for paying membership dues. Mention/publish work with Gaither and ask for volunteers to work at the Fun Fest. For boats, buy a plot of land and rent space and charge \$100 for storage. (Frank Giordano stated that the owner of the property by the BOCC Building, which has been considered for boat storage, has plans for a nursing home.)
 - Hillary Pannier, Gables 3-would like to be a board member. Loves living in Northdale, felt welcomed to the neighborhood. Likes the FFF. Would like to see younger people join the Board. Attend area schools' PTA's and speak about what the NCA does. Get out to where younger residents gather. Do a survey of the aging trees in Northdale and address the potential safety hazard of falling trees. (She was directed to fill out a complaint using the online form.)
 - Bill Loring, Ashwood Dr.-would like to join the board but is unable to do so at this time.
 - Diane Amison-Loring, Ashwood Dr.-get Boy Scouts and Cub Scouts doing service projects to help out. Give people a list of the Deed Restrictions. (These are sent out with member invoices every year.) Try restaurant supply companies and consider second hand equipment for adapting grill to cook pancakes at the Pumpkin run. Call on her as a copy editor to go over documents and make improvements.
 - Manuel Felio, Fox Hollow-communicate more with new residents. Give list of do's and don'ts for the neighborhood.
 - Jim Salgado-needs volunteers for a community service event, with Operation Lend a Hand, Vets Court and Home Depot, on Sat., Oct. 27 at 2 homes on West Course Dr. Share list of information for new home owner communication created by Dr. Richard Briscoe. Check with Home Depot for large grill top.

A motion was made by Bill Castens to elect Chelsea Walkenhorst to the Board with Hillary Pannier and Jim Salgado as Advisors to the Board. Nancy Stearns seconded it. Chelsea Walkenhorst is the new NCA Board of Directors member.

The motion to adjourn was made by Bill Castens and 2nd by Martha Hughes.