

NORTHDAL CIVIC ASSOCIATION

MEETING MINUTES

September 15, 2020

1-The Zoom meeting was called to order by President Ann Frisbie at 6:30 P.M. Directors attending were: Angela Bianco, Bill Castens, Robert DeMeo, Ann Frisbie, Nelson Marcano, Alicia Moreno and Tom Murray. Directors absent were: Amar Dembla, Martha Hughes, Robert Mantler, Raymond Powell and Jim Salgado. Visitors attending were Tom Hume and Zachary Sechrist.

2-The minutes of the August meeting were approved following a motion by Tom Murray and seconded by Ann Frisbie.

3-Deed Restrictions- Tom Murray

Robert DeMeo brought to the board's attention a neighborhood situation that as it turned out did not actually violate the deed restrictions, but did violate the neighbors' visual appreciation. It is unfortunate that the homeowner chose the action that they did, but the NCA can only act upon something that actually goes against the letter of the deed restrictions. We all expressed the hope that all neighbors take into account the impact of their good (or not so good) actions on their neighbors and streetscape.

257 violations are still open; 568 letters regarding deed restrictions have already been sent this year. Some people are indeed working on their issues and getting them resolved. No Merit inspections in September but they will pick up again in October. Due to NCA budget constraints Merit will be doing every other month inspections for the rest of the year. Most violations are regarding lawns; note that after the third violation letter, the issue goes to lawyers and involves legal fees, typically.

4-Financial Report- Bill Castens

Financials haven't changed much this month. Budget is still off our targeted goals. We're about \$7,000 off on membership dues income. Most of the off-numbers are due to Covid-related cancellations. The Financial Report was approved following a motion Tom Murray.

5-Membership- Robert Mantler

Robert Mantler was not in attendance, so this section was skipped. Per the last Board Meeting, in November Robert will submit a request to Hillsborough County for a new listing of Northdale homeowners. Invoices should be mailed out in mid-to-late December.

6-Community Relations

- **New Resident Welcome Packets-** Robert DeMeo; 12 new welcome kits were sent out last month.
- **Neighborhood Outreach-** Jim Salgado; Jim was not in attendance.
- **Spanish Communications-** Jim Salgado, Alicia Moreno, Nelson Marcano; No spanish-speaking residents found in need of outreach so far.

7-Communications

- **Newsletter-** Robert Mantler; The Community Food Pantry ad is in the newsletter, needs to read 9am to 11am on Wednesdays, not to 11pm. October 8 is the deadline for the Nov/Dec newsletter. There was a very long discussion about putting the newsletter out there for all residents (2700+), and not just the NCA members; many felt that it was worth the cost to get more involvement and membership from the community. The Board decided to look into the costs involved and discuss it further after that info is understood. Ann Frisbie will ask Robert Mantler to contact IKare Publishing to look into these costs.
- **Facebook-** Angela Bianco; A lot of online chatter about walls being hit and broken, a lot of questions about deed restrictions.

- **Northdale Website-** Ann Frisbie; the option to file a deed complaint is on the website, maybe limit the number of accompanying photos as they eat up a lot of memory and space.

8-Community Events

The Nov. 7 Pumpkin Run that was cancelled is being looked into as a virtual event; it would happen on Nov.21 if it were to occur.

The Holiday Tree Lighting event usually held at Northdale Park may happen if there's no food vendors ; it is awaiting approval. CABA wants to be involved; if it were to happen it would be Dec.1, 2020.

The Holiday Lighting contest was discussed at length. Whether or not there are hayrides and/or parties is still in flux. Judging occurs from Monday Dec 14 thru Friday Dec 18th; In the week prior to final voting, each neighborhood rep nominates 1-2 homes from the NCA Membership List. This list will be distributed to the neighborhood reps the 1st week of December. Final Judging is Sunday Dec. 20th.

New Business

Jessica Watterson resigned from the board on August 9th. This left an open NCA director position to be filled. As you have to be a homeowner to be on the board, Zachary Sechrist was voted in unanimously. Welcome Zack!

Old Business

The proposal to explore traffic calming measures on portions of Northdale Blvd. to allow for bicycle lanes was submitted to the county and we've been advised that a traffic study will take place sometime in the future.

Public Comment

Tom Hume had joined the discussion regarding the Northdale Newsletter distribution. He runs an ad in that newsletter but recently discovered that only approx. approx. 700 out of 2700+ homes receive a mailed copy. Please refer to discussion under "7-Communications" section above. Zachary gave some background information on himself before being voted in.

Motion to Adjourn

Motion to adjourn was made by Tom Murray and seconded by Bill Castens.

Minutes taken and submitted by Alicia Moreno

Next NCA Board Meeting is Tuesday, October 20 at Northdale Park
B.C. Gymnasium Conference Room at 7:00 p.m. OR via Zoom Meeting.