

# PRESIDENT'S REPORT

**April 28, 2016**

Hello everyone, it seems like we all just started the new year and here we are getting ready for so many people to return to their northern homes, if they have not already done so. Our work still goes on but we can now take a breather and concentrate on some areas of concern.

Now, think about a topic of conversation for later in the meeting – why did you move to an HOA. My husband and I chose an HOA specifically for the regulations, they were how we wanted to live and expected others to live under the same rules.

First, we must remember the Charge of the Board of Directors is as follows:

1. Maintaining the look and appearance of the community.
2. To meet the established expectations of owners in the community.
3. Protect property values.

That means landscaping, maintenance, parking or architectural guidelines, it all comes down to maintaining our community.

That brings us to the current issues primarily on Deer Run and N. Cypress Point Drive. We fought this battle a few years ago and won. Some of us fought harder than others. Now with the Florida State Law that prohibits the Association from placing a lien on a property due for fines we have no teeth. Thus, this area has again fallen in non-compliance. We have been sending notices and the Hearing Panel has been authorizing fines but if the improvement is not made, all we can do is send it to the attorney and then they send a letter. Most of the time this does prove to be the magic charm. This costs money and then lately some of you have been complaining about the costs. I suggest you take a ride around this area and see what we are talking about. At the end of last year the costs were very high because those homeowners who had not initially complied with the first letter were sent second letters offering “agreements of repayment” plus the new violators were also being contacted.

Right now on N. Cypress Point Drive there are two properties for which there are extenuating circumstances and our attorney does not know who owns one and the other how to contact the owner. These two properties require self help but we have no one to charge. We can mow and trim but one of these properties is in need of painting. How will these properties look next fall after another rainy season with no maintenance? Since these properties have not paid their assessments that qualifies for them to be liened and foreclosed upon. Squatters are also a possibility and we have already had experience with them and it is well known that they are difficult to evict. The Board needs to grant permission to the attorney to do a search because we need to know who owns them.

There is also another property on N. Cypress Point Drive that has been an issue since I joined the Board. This property has been cited for every violation we have in the Documents. They make the improvement at the time and pay the fine but then allow the same infraction to happen again.

There are two properties on Deer Run that continuously have issues. They remedy one issue and then another pops up. They have been to the Hearing Panel and now we need to send them to the attorney and stop these continual violations in some way.

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We even receive complaints about their backyards from neighbors so you can imagine how they must look. We live in a Deed Restricted Community so no one should have to look at old carpeting piled up or old wooden fences rotting. One of these homes even has their washing machine hooked up so that the dirty water runs down the driveway.

Please back up the Board and help us work out the issues with these properties and all the others that are spread throughout the Association.

By the way, we just foreclosed on a vacant property and received \$5,132. This pays off the property arrearages plus legal fees and fines.

Also, the property on River Oaks that could possibly have been a tear down has received a new roof as well as other improvements being made. None of this happened without the intervention of the attorneys. We have received a significant amount of money from this property over the past few months.

As always, thank you to all the volunteers for a job well done.

Pat O'Neill