

NORTHDALÉ CIVIC ASSOCIATION  
MINUTES OF JUNE 21, 2006

**Call to Order**

President Nancy Stearns called the meeting to order at 7:05 p.m. Directors present: Jesus Blasques, Bill Castens, Ann Frisbie, Frank Giordano, Don Hachey, Carmela Joseph, Cullen Logan, Logan Mabe, Ann Teigen and Claude Siler-Nixon

Directors absent: Linda Harris and Carmen Torres

Guests attending: Sylvia and Marty Katz, Brian Maday and Don Mayer

**Board Business**

Approval of Minutes – the minutes for May were presented. Claude Siler-Nixon made the motion to accept the minutes. Don Hachey seconded the motion, which passed unanimously.

**Financial Report**

Budget Approval - Ann Teigen and Bill Castens presented the May 2006 Profit and Loss and Balance Sheets for the NCA and OWLS respectively. Both indicated that they are operating on a breakeven basis with little or no taxes to pay. Carmela Joseph made the motion to accept the May reports. Frank Giordano seconded the motion, which passed unanimously.

**Committee Reports**

**Communications**

Webpage – After reviewing several web design proposals an executive decision was made to go with Suncoast Web Gallery. Their offer is \$1,975.00 for a 16-page web site design, no charge for changes less than 5 pages, and a \$30.00 monthly host charge. Nancy Stearns circulated a sample of what the home page of the new NCA website will look like. It will contain one year of financial reports, one year of meeting minutes, and 6 issues of the newsletter, as well as a link to the monthly OWLS calendar of events. Pictures of each of the neighborhoods will provide links to their individual deed restrictions. It is understood that Suncoast will retype all the deed restrictions to make them more legible at a cost of \$75. This price seemed very low to several Board members, so Nancy will verify that it is correct. Two Board members will have update access to the site: Jesus Blasques and Ann Teigen.

## **Community Relations**

Welcome Basket Update – Jesus indicated that he is low on supplies to make up additional baskets. Ann Teigen stated that she has already ordered the items and they are now available.

Newsletter Bids – Nancy Stearns reported that Alphagraphics has agreed to meet Associated Printing's price. This will result in a yearly cost savings to the NCA of about \$4K.

## **Deed Restrictions**

Frank Giordano reported that there are some problems with County Code Enforcement saying an issue is resolved when it is not. It was noted that for the deed restrictions coming up for renewal that the best course of action is to schedule meetings, one neighborhood at a time, to explain what we are trying to accomplish in getting more uniform deed restrictions, how they can affect property values, and how problems are currently being handled. Gables I would be the first neighborhood up for renewal. A ballot would be sent by certified mail to all homeowners in the affected neighborhood. If we get a majority (153) of homeowners that approve, then they'll have new deed restrictions. The "Basic Northdale Deed Restrictions" would be an addition to existing deed restrictions, not a replacement. Frank will schedule a meeting, possibly in January, with the Gables I homeowners. The point was made that even if a majority approves, there is still a question of what can be done to make them binding and enforceable. Mediation is not as effective anymore because the new letter sent to the homeowner has been changed to make it read like an invitation.

## **Events**

Candidates Night – event scheduled for August 24<sup>th</sup> Nancy Stearns and Ann Frisbie are event coordinators. Save the date notes were sent out to 62 candidates. There are some conflicts as the Board of County Commissioners Town Hall Meeting is the same night. There is also a meeting scheduled in Brandon for that evening. Nancy Stearns will check with the County Commission Office to see if the date could be changed.

Concert in the Park – event date is July 14, with a July 21 rain date. A banner has been purchased and needs to go up this week. The purpose of the event is to promote NCA membership. An insert will be included in the NCA Newsletter. All Board members are encouraged to attend. The park will sell drinks, etc.

Pumpkin Run Chairman – event date is October 28. Logan Mabe volunteered to be chairperson for the 2006 Pumpkin Run. It was noted that the YMCA as well as the Sheriff's Department will provide a lot of support.

### **Marketing**

Ad solicitation – check with advertisers in the Newsletter for contributions for the Pumpkin run.

### **Membership**

Don Hachey passed out membership packets to distribute to homeowners that had sent in their NCA membership dues. Don requested that we put a large X thru the form to indicate deliveries had been made and then bring the form back to him at the next meeting. Ann Teigen reported that 410 memberships had been received to date. Our plan is to get 860 of 2,750 homes. She distributed a report that showed past years' membership numbers, with a high in 2004 of 880 homes. Don Hachey will investigate getting a sign which would track the membership goal to encourage joining the NCA. It was suggested that we put a disclaimer on the second membership mailing that the addressee is the County Property Owner of Record as the deed is recorded.

### **OWLS**

Bill Castens covered during the financial report.

### **Old Business**

Changes to By-Laws – Ann Teigen presented the “Board of Director Growth/Empowerment” proposal which consisted of 4 elements:

1. Clarify the duties of the Vice President
  2. Expand executive office to include OWLS and Sr. Marketing Directors
  3. Expand Board from 13 to 19 directors with specific duties spelled out
  4. Change BOD term to June-May (existing BOD will remain until May07)
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1. Duties of the Vice President will be amended in the By-Laws (if the two absent Board members approve) to include: “Vice President needs to be aware of the presidential expectation of the position. This will assist in ensuring the smooth transition from year to year.” Jesus Blasques made the motion to accept this change. Claude Siler-Nixon seconded the motion, which passed unanimously by the Board members present. Carmen Torres and Linda Harris will be contacted for their votes.

2. It was agreed that this was a moot point and was not voted on.
3. The Board will remain at 13 Directors, if the two absent Board members approve. Nancy Stearns said we should restate the existing Board Members' responsibilities before adding additional members. Don Hachey felt that 19 Board members were too many and suggested we look for additional volunteers to help out with events, etc. Bill Castens made the motion to accept the change to 19 directors. Jesus Blasques seconded the motion. Don Hachey opposed the motion with all other Board members present voting approval. The motion did not pass. Carmen Torres and Linda Harris will be contacted for their votes.
4. The annual meeting will be held in May as proposed, if the two absent Board members approve. This will better correspond to the fiscal year and allows the budget to be generated in May by the previous experienced Board, rather than a potentially new Board. Bill Castens made the motion to accept the change. Jesus Blasques seconded the motion, which passed unanimously by the Board members present. Carmen Torres and Linda Harris will be contacted for their votes.

### **New Business**

NSTD Referendum Assistance – The Northdale Special Tax District will be requesting a \$30 increase, over the current \$100 annual tax assessment in a September referendum. Frank Giordano stated that the details are itemized on page 10 of the NCA Newsletter. It was suggested we have NCA Board Members present at the 5 Northdale precincts on Election Day.

Kevin Ambler has scheduled a meeting Monday night at 7 p.m. at the Northdale Community Center to discuss Homeowner and Civic Association issues.

### **Public Comment**

None.

### **Adjournment**

Logan Mabe made the motion to adjourn the meeting. Claude Siler-Nixon seconded the motion, which passed unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted, Ann Frisbie  
NCA Secretary