

NORTHDALÉ CIVIC ASSOCIATION  
MINUTES OF APRIL 19, 2007

**Call to Order**

Vice-President Don Hachey called the meeting to order at 7:10 p.m.

Directors present: Bill Castens, Ann Frisbie, Frank Giordano, Claude Siler-Nixon, Nancy Stearns, Donna Tafuro, Ann Teigen and Nancy Wix

Directors absent: Logan Mabe

**Guests Attending:** John Stickles, Khari Batchelor, Carmen Torres and Marty Katz, Senior Advisor

**Public Comment**

Marty Katz wants to have time set aside for public comment at both the beginning and end of Board meetings. Marty stated that visitors coming in would be bored by most of the agenda and that deed restrictions seem to be the only thing of interest discussed at these meetings. He felt that he had brought up many ideas to increase NCA membership and never gets any feedback from the Board. One example he gave was to give a \$25 gift certificate to J. Christopher's for first-time memberships. The NCA would pay \$12.50 and J. Christopher's would match the amount. Bill Castens made the motion to consider the gift certificate offer. Each Board member was polled for their thoughts on the proposal. One idea was to have it offered for a limited time frame as a special promotion, but the majority felt it would turn-off long-time members. After discussion, Bill Castens withdrew the motion.

**Board Business**

Director Election - John Stickles gave the Board a brief introduction of his background and experience. Frank Giordano made the motion to nominate John to the Board. Ann Teigen seconded the motion, which passed unanimously. John will represent the Fairway Villas neighborhood.

Approval of Minutes – the minutes for March were presented. Frank Giordano made the motion to accept the minutes. Don Hachey seconded the motion, which passed unanimously.

**Financial Report**

Budget Approval – Ann Teigen presented the March and April (Year to Date) Profit and Loss Financial Reports. Bill Castens presented the OWLS Financial report for YTD April. The Board was asked to review all items that

will be needed for the upcoming year and make the purchases now. Don Hachey made the motion to accept the financial reports. Donna Tafuro seconded the motion, which passed unanimously.

## **Committee Reports**

### **Communications**

Newsletter: Nancy Stearns is the new editor and stated that the next issue is at the printer and we should have a proof by Monday. The Family Fun Festival coverage will contain extensive thanks to our vendors and many photos. The deadline for submitting articles will be the 15<sup>th</sup> of the preceding month.

The meeting to brainstorm marketing the newsletter that was scheduled for Thursday, May 10<sup>th</sup> at 7 p.m. was removed from the calendar.

### **Community Relations**

Welcome Bag Update – Nancy Wix reported that she delivered 11 welcome bags. Nancy said that many of the homeowners didn't answer their doors and that she got lost several times. Nancy Stearns offered to accompany her on the next outing.

### **Deed Restrictions**

Frank Giordano reported the following attorney instructions to the Board:

1. Explain purpose of Florida's Marketable Records Title Act (MRTA).
2. Hold a special Board meeting and at that meeting approve a motion by at least 2/3 of total Board to preserve the covenants and restrictions in the Declaration of Restrictions for Units 1 through 4 in Section A of Northdale (Gables I). Note: The meeting is scheduled for Monday, April 23, 2007 at 7 P.M. at the Park Community Center gym. With 13 Board members, 9 votes are needed.
3. After the meeting have the NCA President and Secretary sign the (and have notarized) notice of preservation.

Frank presented the following attorney fees, postage and printing costs: The Board previously approved \$1,500 for attorney fees and \$1,000 for mailing. To date attorney fees are \$2,100 (+\$600) and mailing and printing costs are \$570(-\$430). Frank used the attorney a few hours in April and, if successful, will still have some additional mailing costs. Recording costs are estimated to be \$500.

Breakdown of 4 Units of Section A:

<u>Number of Homes</u>	<u>Votes Needed</u>
95	48
67	34
56	29
<u>85</u>	<u>43</u>
303	<b>154</b>

Bill Castens made the motion to approve Gables I (all units) deed restriction renewal expenses up to \$5,000. Cullen Logan seconded the motion which passed unanimously.

The upcoming membership renewal period will be an opportunity to tell the community what we're doing for the community with NCA dollars to keep deed restrictions in force and hopefully increase renewals and first-time members.

### **Events**

**Garage Sale** - Event was March 24. Nancy reported that she had 700 treasure maps printed and had about 400 left over. About 20 families purchased the \$10 listing on the map. Something to think about for 2008 is whether the treasure map is worth the time and effort.

**Easter Egg Hunt** – Event was April 7. Ann Frisbie reported that about 200 children participated. This year the children redeemed empty eggs for candy and prizes which worked quite well and will save on expenses next year since the eggs can be reused. Registration of the children by age group gave us a good idea of how many children participated. By counting the tickets, we now have a better idea of approximately how many eggs to hide for each age.

**Family Fun Festival** – Event was April 14. Bill Castens reported that the event was a real success and thanked everyone for their help. He questioned whether the thank you notes, including a feedback sheet, would be worked on this coming weekend. Ann Teigen said she would be unable to work on them. She stated she had sent the vendor list and letters from 2006 to Ann Frisbie and will also send them to Bill if he'd like to do them. She asked other Board members to help out.

### **Membership**

**Membership gift (2007)** – Nancy Stearns reported that the membership gift order has been received. A bid will be obtained from both Ali and Associated

Printing for the tri-fold membership brochure. A membership chairman will be needed for 2008 as Don Hachey will not be on the Board in June.

## **Old Business**

### **New Business**

2008 NCA Calendar – Bill Castens noted that the Family Fun Festival will be the 3<sup>rd</sup> Saturday in April in 2008 (04/19). He suggested we table the 2008 NCA Calendar for a later date.

Annual Meeting – May 17<sup>th</sup> at 7 P.M. Rick Pitrowski will present a program, Safe Escape, that teaches children and families how to avoid child abduction. Ballot names - Nancy Stearns reported that Don Hachey and Logan Mabe will not serve on the Board next year. No response has been received from the public to the notice that was in the March/April Newsletter for submission of names to be placed on the ballot. It was suggested that Claywell Elementary School and the Northdale Park recreation center should be given copies of the flyer for the Safe Escape program prior to the May 17<sup>th</sup> meeting.

Each Board member should bring one idea to the next meeting on how to attract new members.

Public Comment: Carmen Torres told the Board that the Family Fun Festival was great and she appreciated that someone brought food around to the vendors. Public Comment: Carmen Torres told the Board that the Family Fun Festival was great and she appreciated that someone brought food around to the vendors. Khari Batchelor also said he was impressed with the FFF and agreed to stay involved as an Advisor to the Board. He gave his contact information to the NCA Secretary.

### **Adjournment**

Frank Giordano made the motion to adjourn the meeting. Don Hachey seconded the motion, which passed unanimously. The meeting adjourned at 9:10 p.m.

Respectfully submitted,  
Ann Frisbie, NCA Secretary