

NORTHDALE CIVIC ASSOCIATION  
MINUTES OF JULY 19, 2006

**Call to Order**

President Nancy Stearns called the meeting to order at 7:06 p.m. Directors present: Jesus Blasques, Bill Castens, Ann Frisbie, Don Hachey, Cullen Logan, Logan Mabe, Ann Teigen and Claude Siler-Nixon

Directors absent: Frank Giordano, Linda Harris, Carmela Joseph and Carmen Torres

Guests attending: Sylvia and Marty Katz, Corporal Jeffrey Massaro and Deputy Mike Russell

**Board Business**

Approval of Minutes – the minutes for June were presented. It was noted that the webpage hosting charge was incorrectly listed as \$40.00 per month. The minutes will be updated to the correct amount of \$30.00. Claude Siler-Nixon made the motion to accept the minutes with this change. Don Hachey seconded the motion, which passed unanimously.

**Financial Report**

Budget Approval - Ann Teigen and Bill Castens presented the June 2006 Profit and Loss Financial Reports for the NCA and OWLS respectively.

NCA membership is currently 60 percent of what was budgeted. To date, 538 memberships have been received. The OWLS are operating in the black with the invoicing of renewal memberships coming due. Logan Mabe made the motion to accept the June financial reports. Bill Castens seconded the motion, which passed unanimously.

**Committee Reports**

**Communications**

Webpage – the new Northdale webpage went live today. Suncoast Web Gallery will start billing the web hosting fee of \$30.00 a month in August. Monthly updates will include the Minutes, Financials, and OWLS Calendar. Alphagraphics will forward the NCA Newsletter to Suncoast for posting.

Jesus Blasques and Don Hachey worked out a Grant application that will be submitted for further enhancements to the website, such as: e-mail between members, residents being able to recommend contractors that have done work on their homes, members' classified listings, etc. To encourage residents to take a

look at the new website, it was suggested that we place a one-time hidden address on the website. A \$50.00 gift certificate will go to the hidden address homeowner when they respond.

### **Community Relations**

Newsletter Editor – Nancy Stearns will meet with Logan Mabe the first week of August for the turnover of editorial duties to Logan. In addition, they will go together to Alphagraphics so he can meet the people he will be interfacing with on the printing. Logan will also ensure whenever possible that we get press releases on upcoming events into the Carrollwood News, Community News, Tampa Tribune, St. Pete Times and The Forum papers.

### **Deed Restrictions**

Nancy Stearns read Frank Giordano's report in his absence. Frank wrote that most of the cases reported last month have been resolved, especially the four boats on the grass in Bay Levitt. County Code cases that he was assured would be attended to, have not been. On June 26<sup>th</sup> Frank attended a meeting that Kevin Ambler held at the community center with several other State Representatives for the purpose of coming up with ideas to better serve homeowners associations. When Frank had a chance to describe the ineffectiveness of the Mediation and Diversion system, Mr. Ambler in turn described a bill he will introduce in the Fall Legislature that will be a blessing to the NCA. Mr. Ambler calls it "Home Court Advantage" and what it does is help resolve issues between homeowners associations and residents. Basically the bill will allow a **Civic Association** a special limited power of attorney to act on behalf of its members in regard to enforcing deed restrictions. The bill will provide magistrates to travel to areas to mediate disputes. Frank feels this would be an answer to our enforcement problem and sees it as an absolute boon to our membership drive.

### **Events**

Candidates Night – event is scheduled for August 24<sup>th</sup>. Nancy Stearns and Ann Frisbie are event coordinators. Letters have been prepared inviting the candidates, requesting an early R.S.V.P. and are ready to be mailed. July 21<sup>st</sup> is the final date for candidates to qualify. The Supervisor of Elections website will be checked for any additions or deletions of candidates and the letters will be mailed on the 23<sup>rd</sup>. Nancy did check with Ken Hagen's office regarding the possibility of moving our date earlier due to scheduling conflicts with other events on the 24<sup>th</sup>, but was told they'll be in recess.

Pumpkin Run Chairman – event date is October 28. Logan Mabe is event coordinator. It was noted that the deadline for Running magazine is approaching.

Logan will schedule a meeting with Maggie who is out of town until August 2. It was decided that the pancake breakfast will not be included this year due to construction at the YMCA Family Campus. Instead we will offer coffee, water, yogurt, salads and fruit. Sponsorships that Logan should pursue immediately are Tampa Bay Federal Credit Union, Bay City Bank and Sweet Bay Markets.

### **Marketing**

Ad solicitation – Pumpkin Run committee should check with advertisers in the Newsletter for contributions.

### **Membership**

Don Hachey has scheduled a meeting of the membership committee (Carmen, Nancy, Frank and Don next week, Wednesday at 1:30. They will work on the wording of the second memo that is to be mailed to those homeowners who have not yet paid their membership. Don passed out additional membership packets to Board members to distribute to homeowners that have sent in their NCA membership dues.

### **OWLS**

Bill Castens reported that several trips were sold out in June: Big Cat Rescue, Columbia Restaurant, Bunko, etc. The “Dancing Hooters” performed at the July monthly meeting and the “Singing Hooters” will perform in September.

Bill reported that during the Tampa Bay Performing Arts Center tour the OWLS performed the hoot for a small audience.

### **Old Business**

Approval of wording to By-Law Changes – Nancy Stearns reported at the executive meeting on July 14<sup>th</sup> that she had contacted both Linda Harris and Carmen Torres and that they had approved the by-law changes that the Board had voted on at the June 21<sup>st</sup> Meeting: 1) Clarify the duties of the Vice President and 4) Change BOD term to June-May (existing BOD will remain until May07). Ann Teigen distributed copies of the revised By-Laws to the Board. Bill Castens made the motion to accept the wording to the By-Law changes. Logan Mabe seconded the motion, which passed unanimously.

Concert in the Park – The first Northdale Concert in the Park was a success with an estimated 400 people attending the event. Our plan is to have another concert, with a different music venue, the second Friday in September with a rain date of September 29. Ann Teigen and Ann Frisbie will again be the coordinators. The motion was made to budget dollars for this event with the cost not to exceed

\$1,000.00. Claude Siler-Nixon made the motion to accept this budget item. Logan Mabe seconded the motion, which passed unanimously.

### **New Business**

NSTD Referendum Assistance – Nancy Stearns reported that there will be a link and verbiage explaining this referendum placed on Northdale’s webpage.

Board Member Absences – It was noted that Linda Harris had missed the last four Board meetings. Jesus Blasques made the motion to consider Linda’s absences a resignation as outlined in the By-Laws. Bill Castens seconded the motion, which passed unanimously. Nancy will contact Linda to determine if she wants to submit her resignation, or has legitimate reasons for her past absences and can fulfill future duties on the Board.

### **Public Comment**

Marty Katz noted that Boston’s Restaurant on Anderson Road wants to be involved in the Family Fun Festival. Marty also asked all Board members to support Tanya and Matt’s Ice Cream store this Saturday at 2:30 when they will be giving away free ice cream to the public.

Jeffrey Massaro announced that he has been promoted to corporal and thus will no longer be Northdale’s Community Resource Deputy. He will be leaving July 31<sup>st</sup>. He introduced the Board to Deputy Mike Russell who will be taking over the post. Jeff reported that during the month of June there has been a lot of criminal mischief in the Northdale community.

### **Adjournment**

Don Hachey made the motion to adjourn the meeting. Claude Siler-Nixon seconded the motion, which passed unanimously. The meeting adjourned at 8:50 p.m.

Respectfully submitted,  
Ann Frisbie, NCA Secretary