

NORTHDALÉ CIVIC ASSOCIATION  
MINUTES OF MARCH 15, 2007

**Call to Order**

President Nancy Stearns called the meeting to order at 7:03 p.m.

Directors present: Bill Castens, Ann Frisbie, Frank Giordano, Don Hachey, Claude Siler-Nixon, Donna Tafuro and Ann Teigen

Directors absent: Logan Mabe and Nancy Wix

**Public Comment & Introduction of Guests:** None

**Board Business**

Approval of Minutes – the minutes for February were presented. Bill Castens made the motion to accept the minutes. Don Hachey seconded the motion, which passed unanimously.

**Financial Report**

Budget Approval – Ann Teigen presented the February 2007 Profit and Loss Financial Report. We are running behind on memberships: January to current we have 807 homes. Bill Castens will present the OWLS Financial report for February next month. Don Hachey made the motion to accept the NCA financial report. Frank Giordano seconded the motion, which passed unanimously.

**Committee Reports**

Communications

Newsletter:

- Timely Delivery
- Prepay Policy
- Past Due Accounts

Nancy Stearns reported that Logan Mabe does not have time to do the editing and handle the logistics of following up on ads, etc. Nancy stated that he will continue to submit articles and remain on the Board. Nancy expressed that she is willing to take back the editor position duties. Bill Castens made the motion to nominate Nancy Stearns to be editor of the Newsletter. Donna Tafuro seconded the motion, which passed unanimously.

It was noted that the Newsletter should go to the address of the property, not to the owner of record. The addressee should be “name” and “or current

resident”. This will eliminate duplicate copies to homeowners that own more than one property.

A meeting to brainstorm marketing the newsletter is scheduled for Thursday, May 10<sup>th</sup> at 7 p.m.

### **Community Relations**

Welcome Bag Update – Nancy Wix was not present and will give an update at next month’s meeting.

### **Deed Restrictions**

Frank Giordano reported that the Gables I meeting on renewal of their deed restrictions is scheduled for Tuesday, March 20 at the Park. Frank said that he met with attorney Ellen de Haan who proved to be extremely helpful and well prepared. The attorney fee charged will be \$250 an hour since we deal with R. Pitrowski, Communities of America. Following is a summary of what Frank learned:

1. The ten year automatic renewal is not so.
2. Florida statute 720 applies only to homeowners associations.  
Since no FL720, as a voluntary organization we do not need proxy.  
Have no 90-day time frame
3. Frank can obtain vote at the 3/20 meeting, no time limit.  
Will enter clause, “Consent to activity without meeting”.
4. Can change in the future with majority – no 10-year/30-year wait.
5. A homeowners association would require 100% of current owners to approve.
6. List NCA in revised restrictions, thus NCA has right to enforce.
7. If majority votes approve, deed restrictions must be recorded in court at \$7 per page.

Her other suggestions: Describe property values. Show pictures of worse case deed violations. Also, did we file Northdale Civic Association corporate report? This can be done on-line at [sunbiz.org](http://sunbiz.org). Ann Teigen indicated that the report had been filed.

It was suggested that Frank have some membership brochures available at the March 20<sup>th</sup> meeting.

## **Events**

**Garage Sale** - Event date is March 24. Nancy reported that Julia Jones will not be able to coordinate the garage sale after all so Nancy has volunteered to handle this event. Nancy reported that ads have been placed in the Times, Tribune, Carrollwood News and the Flyer. Cullen and Nancy will place the signage.

**Easter Egg Hunt** – Event date is April 7 at 10 a.m. Ann Frisbie is chairperson. A meeting was held with Adrien at the park. She will ensure that park staff will be on site by 9 a.m. to help with the event. An order has been placed for eggs and miscellaneous prizes. Nancy Stearns and Nancy Wix did the shopping for the candy.

**Family Fun Festival** – Event date is April 14. Bill Castens is chairperson. Weekly meetings will be held at Northdale Park at 7:00 p.m. every Thursday (except the 3<sup>rd</sup> Thursday of the month when the NCA Board normally meets). It was noted that the Bronze sponsorship goes up from \$125 to \$150 after April 1. The St. Petersburg Times will run 16 inch ads in the North of Tampa sections Friday, April 6<sup>th</sup> and April 13<sup>th</sup> plus have entries in the event calendar for the festival . Once the contract is signed with the St. Petersburg Times we cannot work with another newspaper or they can demand payment of the \$2,482 if we don't honor the agreement. Flyers, bags and rocks were given to Board members to distribute to neighborhoods between April 1 and April 8. Bill requested that we report back to Nancy Stearns when we've completed our deliveries. Next Thursday's meeting is to finalize signage.

## **Membership**

**Membership gift (2007)** – Nancy Stearns reported that the membership gift for 2008 will be a 3 1/8 inch cube with the NCA color logo on the sides. The winning bid is from Impact Promotions. The price is \$2.84 each with 1,000 costing \$3,038.80 which includes artwork and delivery, plus \$198.80 tax.

**Volunteers List** – Marty Katz was not present to make a report.

## **Old Business**

**Administrative Assistant Position** – Bill Castens indicated that the administrative assistant position would be looked at for both offsetting the workload for the NCA Treasurer during peak periods, as well as the OWLS. When the finance committee meets to plan the coming year's budget, a line item will be added to cover this expense.

Welcome Cards to businesses – Donna Tafuro brought the final version of the welcome notes for new businesses in Northdale. The NCA website address was included and only the phone numbers for the current Executive Board members and Marty Katz were listed. Bill Castens will give them to Marty who will be in charge of disbursement.

### **New Business**

2008 NCA Calendar – Nancy Stearns presented a proposed 2008 Calendar of Events: Easter Egg Hunt - March 22nd, Family Fun Festival - April 12<sup>th</sup>, Pumpkin Run - October 25<sup>th</sup>, Holiday Lighting Contest – December 20<sup>th</sup>. The Community Garage Sale would be moved from March to a Saturday in September. In addition, Concerts in the Park were shown for February, May, August and November.

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. Nancy Stearns needs to know by next meeting who will/will not be on the ballot.

### **Adjournment**

Bill Castens made the motion to adjourn the meeting. Don Hachey seconded the motion, which passed unanimously. The meeting adjourned at 8:28 p.m.

Respectfully submitted,  
Ann Frisbie, NCA Secretary