

# **NORTHDALÉ CIVIC ASSOCIATION**

## **MINUTES**

**August 20, 2019**

The meeting was called to order by President Ann Frisbie at 7:00PM. Directors attending were Ann Frisbie, Bill Castens, Julie Collins, Robert DeMeo, Martha Hughes, Robert Mantler, Nelson Marcano, Tom Murray, Raymond Powell, Claude Siler-Nixon, and Chelsea Walkenhorst. Absent was Jessica Watterson. Guests attending were Gordon and Olympia Davis, Robert and Emily Esgro, Angela Rey and Jim Salgado.

After the pledge to the flag the minutes of the July 16, 2019 meeting were read and approved following a motion from Tom Murray and 2nd by Claude Siler-Nixon.

### **Deed Restrictions- Tom Murray**

The executive committee met with Merit recently to see where we are at with deed restrictions. This last month Merit sent out about 800 violation letters, mostly for pressure washing and painting. Most people are receptive to fixing their homes. Seventeen 4th letters (lawyer letters) were sent out.

Members were asking for more deed restriction action and that's what we did. When we signed up with Merit we knew it was for the long haul, we need to stay the course. Our goal is to help keep property values up and we want residents to take pride in Northdale.

The board discussed a few specific phone calls they'd received that had to do with deed restrictions.

One resident called and asked if they could build their fence past their house to accommodate their boat. The board talked about how deed restrictions require boats to go behind a fence but fences can only go to the front building line of house.

The board had a lengthy discussion about residents who are running businesses from their homes and whether or not their company vehicles and trailers should be permitted to be parked on their property or the road. The board has received many complaints about this issue from upset neighbors. The board was not able to resolve the issue at this time.

It was suggested that we put a request in the newsletter for volunteers with pressure washers who would be willing to help residents not able to pressure wash their own houses.

### **Financial Report-Bill Castens**

#### **Status through July 31-**

The NCA Fiscal Year is now the same as Calendar Year, so this July financial report reflects seven months YTD income and expense. Income is behind budget levels by \$1,109 but we received a \$4,000 jump last December as residents paid as soon as invoices arrived. That jump in membership income went into last year financials and more than offset this year's shortfall. The Third Party Deed Enforcement program took time

to evolve allowing us to stockpile some funds in the first half of the year which we now expect to consume in the last 6 months. Overall most Expenses were better than budget and the association finances remain in good shape at \$16,611 better than YTD budgeted levels.

### Membership Report-

We are on track compared to past years.

A motion was made by Nelson Marcano to accept the Financial Report and a 2<sup>nd</sup> was made by Claude Siler-Nixon.

### Membership

#### Membership Drive-Robert Mantler

The membership committee has finalized the meet and greet postcards for Gables I. The postcards will include a link for residents to take an online survey via Survey Monkey. The Survey Monkey subscription costs about \$9.00 and we will keep it for three months. Post cards will cost about \$300.

We can re-evaluate after this first meet and greet if we thought it was a worthwhile event and if the survey was productive before we continue onto the other neighborhoods.

#### Community Relations/Outreach- Robert DeMeo

13 new resident packets were mailed out last month, only two were owned by corporations.

### Communications

#### Newsletter-Robert Mantler

September-October issue has been sent to the printer.

Cutoff date for submission for the November-December issue is October 7th.

#### Facebook, Neighbors of Northdale and Nextdoor-

Unfortunately, Bruce Poli has resigned from the board, he handled all of the social media for the NCA. We are looking for a board member to take this on, it includes posting newsletters, photos from events, community flyers, etc.

Julie Collins said she could handle the social media.

#### Website- Chelsea Walkenhorst

Chelsea turned the time over to Angela Rey to talk about the new website she is creating for Northdale. Angela said that the website could help with a lot of the things we've talked about in this meeting. She would like to use GoDaddy which is about \$10.00 a month. She said she can make Google show our website at #1 when people search for "Northdale" and she would like to cover more info about community events.

Nelson Marcano and Bob Mantler will work together with Angela as well as Mike, the current website designer, to develop this new site.

### **Community Events**

- OWLS Disco/Sock Hop (\$7)- Saturday, September 14- Hughes
- Fall Community Garage Sale- Saturday, October 12th- Robert DeMeo
- 5K Pumpkin Run- Saturday, November 2nd- Watterson
- Howl-O-Ween at Northdale Park- Friday, October 25 (volunteers needed)
- Tree Lighting at Northdale Park (in partnership with CABA)- Saturday December 7
- Holiday Lighting Contest (Make selections 12/14 thru 12/19) Final judging (Saturday, 12/21)
- New Year's Eve Party at the Park (\$13)- Tuesday, December 31- 9PM- Midnight
- Easter Egg Hunt- Saturday, April 11- Martha Hughes
- 2020 Family Fun Festival and Parade- Saturday, April 18

### **New Business**

#### **Open director position to be filled-**

Angel Rey has lived in Northdale for over a decade and loves the area, she is also currently working on creating the new website for the NCA. She is a longtime NCA paying member.

Jim Salgado has been attending board meetings as a guest for many years. He does many worthwhile things in our community such as organizing volunteers and gathering donations from companies to fix up local veterans homes and yards.

Bill Castens made a motion to nominate Jim Salgado to the NCA Board of Directors and it was unanimously accepted by everyone in attendance.

#### **Proposal for a HC Community Grant for water fountain at Northdale Park Basketball Courts- Bill Castens**

**Hydration Station for pets, walkers, runners, basketball players and outdoor park participants.**

**The Northdale Park is our community center and many people (infants, children, parents, active adults and seniors) constantly utilize the facilities. On any given day there are dozens, and on weekends, hundreds of parents with kids utilizing the Splash Pad and Playground and large groups of young adults and teenagers playing on the lighted outdoor basketball courts. Established programs are in place to encourage outdoor use of the 1/2 mile sidewalk that circles the park like 'Strut Your Mutts', "iStroll",**

**100 Mile Walkers Club and Runners. Over 5,000 kids and adults utilize the outdoor facilities on a monthly basis. The largest groups are playground/splash pad (2500+) and outdoor lighted basketball (1500+) but there are also open field activities and people on the sidewalk circling the park.**

**Most Days can be hot and humid in Tampa and recently the basketball volunteer committee and the walkers have started lobbying for an outside water fountain. The splash pad/playground parents soon joined the movement. This proposed water fountain will be installed near the basketball courts and the sidewalk to eliminate the need to return to the building (200 feet away)to hydrate which is not accessible at times the Park is locked up. The new outdoor stainless steel fixture has a doggy bowl, a child's height fountain and an adult's height fountain and is a reasonable solution to satisfy the groups mentioned as well as any child or adult using the outdoor facilities of Northdale Park.**

**Half of the funding for this \$9,000 project will come from a grant the NCA will solicit from the HC Neighborhood Mini-Grand (\$4,500) and HC Parks and Rec has agreed to fund the installation (\$3,125) leaving a shortfall of (\$1,375). Considering this project (if approved) will initiate after November 2019 we will add a small amount for unknown contingencies but only invest what is needed.**

**I make a motion that the Northdale Civic Association utilize Family Fun Festival Vendor funds up to \$2,000 to assist in installing this hydration station at the Northdale Park.**

**A motion was made by Bill Castens to accept this proposal and a 2nd by Tom Murray, all in attendance approved.**

The board discussed how the last time we used a mini-grant it went towards new tables and how this new water fountain would really benefit the park, helping to keep people hydrated and hopefully eliminate some of the water bottles that are left scattered on the park grounds every day.

A question was raised about who will maintain the quality of water at the hydration station. It was determined that the same people who monitor the other drinking fountain/splashpad would also cover the new hydration station.

HC 16th Annual Neighborhoods Conference- Saturday, November 2nd

Ann is looking for board members to attend this conference, please let her know if you can attend.

### **Old Business**

Remain watchful of Northdale Golf and Tennis Club situation.

### **Public Comment**

Olympia Davis has lived in Northdale for 40 years since 1971 and watched her house being built, she lives on a cult-a-sac. She has a major problem, two 30' trailers are being parked across from her house. she can't easily back out of her driveway. She filed a complaint with Merit and they said that the trailer isn't covered in the Deed Restrictions. They said they would send four letters then legal action could be taken. Frustrated, she contacted law enforcement and county code people, they came out the next day and put a flyer on her neighbors door. The next day the trailer was gone, but then it came back. This time from 5pm -9pm while the crew eats dinner, but it's still a nuisance to the cult-a-sac. The Davis's have been paying NCA dues

for 40 years and are frustrated that the board can't do more to help them at this time. The board encouraged her to continue working with law enforcement and the county code commission.

**Motion to Adjourn**

The motion to adjourn was made by Ann Frisbie at 8:18pm and 2nd by Julie Collins.

Next NCA Board Meeting  
Tuesday, September 17th at 7pm  
Northdale Park  
B.C. Gymnasium Conference Room  
Executive Committee will meet at 6:15pm

Minutes prepared by Chelsea Walkenhorst, NCA Secretary