

# NORTHDALÉ CIVIC ASSOCIATION

## MINUTES

**March 19, 2019**

The meeting was called to order by President Ann Frisbie at 7:00 PM. Directors attending were Bill Castens, Robert DeMeo, Ann Frisbie, Nelson Marcano, Martha Hughes, Robert Mantler, Tom Murray, Raymond Powell, Nancy Stearns, Bruce Poli, Claude Siler-Nixon and Jessica Watterson. Absent was Chelsea Walkenhorst. Guests attending were Carlos Graterol and Paul Stretcher.

After the pledge to the flag, the minutes of the February 19, 2019 meeting were read and approved following a motion from Tom Murray and 2<sup>nd</sup> by Claude Siler-Nixon.

### Deed Restrictions-Tom Murray

- There will be another round of inspections. Inspections will continue mainly in Gables 1.
- Rick Pitrowski, from Merit, has been in contact with Tom. Rick informed Tom that inspecting the whole community will require more work. He suggested using 3 notice letters before sending a letter about legal action.
- After discussion, it was decided that a 3<sup>rd</sup> letter of notice will be added, and then, if necessary, a letter from the lawyer will be sent to noncompliant violators.
- Merit is aware of areas in the Bay-Levitt village that did not renew Deed Restrictions, for future reference.
- It was suggested that Board members talk to the residents of their assigned Villages and have them fill out the online complaint form, found on the Northdale website, if they have a D.R. concern. They will be able to add a picture. These residents should indicate if they are NCA members.
- Ann Frisbie and Bruce Poli talked about the increase in the number of recreational vehicles and motor homes being parked and/or stored inappropriately. The Deed Restriction states that these, and all other stored vehicles, need to be parked out of sight. A check should be made at the County level regarding the rules for the size of the vehicles.

### Financial Report-Bill Castens

- Income lagged budget levels for 2 months, year to date. We received a huge jump in December as residents paid as soon as notices arrived. The jump in membership income went into last year's financials and offset the shortfall.
- Bills from Merit and the lawyers will be coming.
- Expenses were better than budget and overall finances continue to be in good shape.

A motion was made by Martha Hughes to accept the Financial Report and a 2<sup>nd</sup> was made by Nancy Stearns.

## Membership

### Membership Drive-Robert Mantler

- Membership is on target for income and there will be money available to address deed restrictions.
- Second invoicing will go out for April 2019.
- Robert shared 2 drafts of the second notice for dues. It will be on a different colored stock and include the page “How Does Northdale Civic Association Benefit You?”
- Adding a message of “Past Due as of Jan., 2019” was suggested.
- Removing names from the list of those who have paid was suggested and discussed, done possibly by Board members. Tom Harrison, of Express Press, will be contacted to see if this is something he does.

### New Resident Welcome Packets-Robert DeMeo

- 4 homes were sold in the past month, 3 to corporations (local companies). Bob will send welcome packets to all 4 new owners. He will go back 3-4 months and send out information packets, including Deed Restrictions, to the corporations that purchased homes.
- Bob suggested pro-rating dues for new members who join later in the year.

## Communications

### Newsletter-Nancy Stearns

- April 8, 2019 is the deadline for submissions in the May/June Newsletter.
- A Thank You page identifying all who helped with the Family Fun Fest will be included.
- Deed Restriction Report will go on the front page.
- Tom will contact Deputy Chris DePolis about submitting his article.
- The NCA page will be updated to include:
  1. Nelson M's information
  2. New wording about Deed Restrictions
  3. All completed complaint forms will go to Merit
  4. Mail in complaints will no longer be available

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

- There are now 556 followers on the NCA Facebook page, up from 542.
- The March/April Newsletter needs to be added to the website. IKare Publications will send the information to Mike Kohanyi.

## Community Events

### Family Fun Fest and Parade-Ann Frisbie

- Bruce Poli will run the Parade in Tom Murray's absence.
- Tom spoke with Jim Salgado who confirmed that MacDill's Honor Guard will participate in the parade.
- There will be volunteers from Gaither High School and the OWLS at the FFF.
- The current list of residents is needed for the Raffle.
- Tom confirmed that Home Depot will bring activity kits for kids and a raffle prize.
- Ann will work with Publix to order hot dogs and Claude will pick up the water.

### Easter Egg Hunt-Martha Hughes

- Martha will order supplies this week.
- Volunteers needed to stuff goodie bags.
- Dates for 2019 Calendar
  - Concert in the Park-discontinue
  - Community Garage Sale-date not determined, suggestion made to reduce the price for inclusion on map of participating homes (many participants post on Nextdoor, etc. already) , consider no charge for NCA members, change needed on flyer
  - Sock Hop-September
  - Pumpkin Run-November 2
  - Holiday Tree Lighting-early December
  - Holiday Lighting Contest and Final Judging-weekend before Christmas
  - New Year's Eve Party in the Park (new event)-December 31

## New Business

- Proposed Sale of Bardmoore Golf Course in Largo to a developer by same company that owns the Northdale Golf Club-Poli

Golf Club owner is Charles Staples, he's 85 years old and has already sold 2 golf courses in Virginia, getting out of golf business, decision to sell Bardmoore impacts Northdale G.C. and homes around it, home owners pay extra to live by the golf course and have their own Deed Restrictions, need to check with Ken Hagen about zoning for new homes on the G.C. land, Northdale needs to stay ahead of the issue, check with lawyer, via Rick Pitrowski, regarding Northdale's rights.

## Public Comment

- Carlos Graterol-helping Chelsea with website, will stay as Northdale.org, plenty of content, easier to update, can add a Blog section, provide a monthly report, currently has stock images which will be changed. He also suggested that each Board member's picture be included beside the contact information found on the "Contact" page of the website. Carlos shared that Bay-Levitt has 4 properties for sale that are close to each other.
- Paul Stretcher-stated that the information on northdalehomeowners.org is out of date. Ann told him a little history of Northdale's Deed Restrictions. He said that the NCA is doing a great job.

The motion to adjourn was made by Martha Hughes and 2<sup>nd</sup> by Bill Castens at 8:13 PM.