

**CANTERBURY LAKES
COMMUNITY WALK
MAY 2, 2005**

PROGRESS REPORT/OUTSTANDING ISSUES

Present: Doug Pinner, McNeil Management
Doug Vanderford and Diane Blasé, Natural Design Landscaping
Charles Pons, Biological Research Associates
Lori Walmsley, Star 101 Development
Deputy H. Hoskins, Hillsborough County Sheriff's Department
Debi Hudrlik, Westfield Homes

Issues:

Drainage Easements:

- Tract B, Phase 1 drainage easement has Hydrilla problem. According to Chuck this was brought to the attention of John Greer back in early 2003, but it was decided at that time not to immediately treat for a permanent fix but to treat gradually over a period of time. This has been done once per month for the past several months. There has been progress, as you can see the growth dying off; however, the process is slow.
- Chuck will increase the treatments to two times per month over the next few months and will focus on the most severe area, which appears to be behind lots 19 – 26, Block 2. Chuck to provide a contract addendum for this work.
- Access to Tract B drainage will be through Phase IIB, Tract D between lots 49 and 57.
- Chuck has been gaining access to Tract A, phase 1 over current vacant homesites. It appears that access to Tract A can be achieved through Tract B, Phase 3; however, this area is currently incomplete by the developer and I could not ascertain whether or not access would be achievable. In the alternative, perhaps access can be achieved between lots 33/34 or 41/42 of Block B. Photos of the Tract B, phase 3 area are attached. Lori will check with Frank Valenti regarding this matter. Additionally, Tract B will need to be sodded.
- Phase 3 drainage easement is cleaned up and access is between lots 8/9 and 45/46 Block B.

- BRA will be responsible for removing any trash in the middle of the drainage easements upon each visit. Trash within 5 feet of the edge of the water will be removed weekly with a rake by Natural Designs.

Landscaping:

- The existing entry landscaping in phase 1 is in dire need of replacement. The Ixora and Aztec grass are dead and there is virtually no mulch. A dead tree is lying down behind the signage. Additionally, none of the r-o-w or street trees along Hartford have any mulch. Natural Designs to provide a bid for remulching these areas with pine bark and replacement of all dead landscaping.
- The plat maps were reviewed and Natural Designs was informed of all areas to be maintained. We will be adding the r-o-w on Camden Field, phase 4 to the contract, as well as Tract "A" phase 4 when complete. Doug to provide a contract addendum to add mowing of Camden Field r-o-w. Regarding installation of Tract A landscaping, Natural Designs would like the opportunity to bid.
- Debi asked Natural Designs to monitor the County's mowing of the 78th Street r-o-w and advise if this area got out of control. If need be the HOA will have maintained on a purchase order basis.
- As mentioned above, Natural Designs to remove all trash within 5 feet of water's edge upon each visit. Doug will provide a bid for a one-time clean up of existing debris within site of water's edge (sections of fencing, boards, concrete, etc.).

NOTE TO NATURAL DESIGNS: We walked the north side of Tract B, phase 1 after your departure and noted a lot of trash/debris in this area. Please have removed upon next visit.

- Regarding irrigation, Lori will obtain from Omni a set of as-builts. Lori, also please provide a complete set of construction as-builts for all four phases.
- Debi will provide Natural Designs with additional specifications to the contract upon the installation of Phase 4 signage/landscaping. Until the specs and comprehensive new contract are completed, Natural Designs to continue to work under the scope of existing contract, with the exception being the addition of mowing the phase 4 r-o-w.

Fencing:

- The PVC fence gate along Hartford is in need of repair (see attached photographs). Doug Pinner to contact McConnie to have this gate replaced with a removable section of PVC fencing so the landscaper can still have access to the entry signage/landscape bed. Additionally, Doug will have a section of the fence

within Tract D, Phase IIB replaced with a removable section for access by Natural Designs.

- Doug to obtain a bid to have entry fencing pressure washed.
- A section of PVC fencing is missing along Camden Field in Phase 4. Lori has contacted McConnie regarding replacement. Additionally, the 18” section of ground between the fence and sidewalk was never completed. This area needs to be leveled and sodded (see photographs). Lori to speak to Frank Valenti regarding this matter.
- The wood/chain link fence along the north boundary of phase 1 is currently in tact but is in deteriorating condition. This fence will probably need to be replaced within a one to two year time period. Attempts to control the trespassing shall continue prior to a final decision on replacement.

Signage:

- Doug to obtain bid to have phase 1 signage pressured washed. Ideally this should be completed before landscaping/pine bark is installed.
- Additional no trespassing signs should be installed along the north side of Tract B, phase 1. Debi will confirm if signs are in construction trailer and McNeil can have McConnie install them.
- Debi to check on status of “no parking on curb” signs and if they can be removed.

Architectural Control Issues:

- Bronze screen enclosure at 8548 – is this allowed?
- Fence extension at 8536 – check approval and survey. Encroachment upon 23/B (8406).
- Check on screen door/front entry enclosures.
- Homeowners upset about shed criteria.

Sheriff’s Department Meeting:

Deputy Hoskins met with us as well as Nick Lavelle et al. The Deputy provided us with a Crime Stat Report for March in which there was one burglary within the community. He will also obtain a “calls for service report” for the period March 1 through April 30.

Debi stated the following concerns for the HOA: vandalism, trespassing, threats, drugs/crack spoons, thefts/burglaries. Deputy Hoskins advised that the following action plan be taken:

- The HOA to provide a letter to Nick Lavelle and possibly another homeowner indicating that they have authority to press charges on behalf of the HOA.
- If we can obtain a photograph or video of the trespassing in progress Deputy Hoskins will make an arrest. **IMPORTANT:** No one should approach these individuals alone.
- A DPA (direct patrol activity) is currently in effect for the Canterbury subdivision.
- Deputy Hoskins was going to go over to the other side of the fence and talk to the residents. He did not feel the installation of security cameras or additional lighting would help. Everyone felt once an arrest or two had been made this activity would cease.