

Men's Coffee Group Minutes – September 24, 2013

Meeting commenced at 9:00 am.

Michael Pace was first to address the Group. He reported on a "Density Reduction Ground Recharge" (DRGR) Meeting he attended. This meeting involved the proposed land development of the mining operation north and east of East Terry Street and Bonita Grand.

Present zoning would allow for approximately 700 building units to be built on 5000 acres presently owned by individual property owners. But, before any permits could be issued, land owners would need to perform percolation tests for septic systems, and properties would need to not be considered as wet lands.

The proposed land development of the mining operation would involve up to 4,500 homes. This development would necessitate the widening of both Bonita Grande and East Terry Street, the cost of which would be paid by the Developer. In addition, access to RT 75 would need to be built, as well as a new school. These too would also be paid for by the Developer.

Many issues need to be addressed before any building permits could be granted, such as, traffic patterns, flooding issues, ground water quality, sheet flow from the north into the Imperial River. This was one of many meetings, studies and public hearings that will need to be held before the granting of any permits.

The next issue discussed involved the continuing problem involving our roaming bears. A number of home owners mentioned that placing garbage out overnight is contributing to the problem. Home owners have been asked repeatedly not to place garbage out until the morning of trash pickup. The issue of fining repeated offenders was brought up, but this could not be done as this issue is not part of our covenants. At this time, changing the covenants can only be done by Pulte..

Another member asked if Kathryn, our Town Manager, could ask Veolia Waste Management to make our pick up time later in the day. Kathryn has had conversations with Veolia in the past – see the footnote below.

It was also suggested that maybe a more "bear-proof" garbage pail could be used, and if Kathryn could ask Veolia if this would be possible.

Meeting adjourned 10:05 am

Footnote (from Kathryn Halas)

Both Advanced Disposal and Lee County Code Enforcement came in to see me about our request to have a later garbage pickup. They explained that as they may only be on the road from 6:30 a.m. to 6:30 p.m., and were also expected to get their route done within a day, they were unable to accommodate our request for a later pick up time.

Also I have it coming out in the October newsletter, along with a request that all owners use a lidded, preferably locking lidded garbage can. But even if everyone had a locking lidded can, the bear could probably still get into it. The best solution is to get up early and get the garbage out in the early a.m.

And last, owners are permitted per Lee County to place their garbage out the night before, but our documents state cans may only be out on scheduled pick up days. **Article 12.2.F: Unsightly Conditions.**states: *All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be*

regularly removed from the Units, and shall not be allowed to accumulate thereon. All refuse containers (except on scheduled trash pick- up days), all machinery and equipment, and other similar items of personal property shall be obscured from view of adjoining streets, Units or Common Areas.

The Covenants Committee could make a recommendation to the Board of Directors regarding a fine and seek approval from the Board. Once the Board approved the fine, we would publish that information in the Newsletter. There is already a fine for having your garbage can stored outside the unit.

Rule 7 from the Rules and Regulations already requires an Owner's private garbage can:

The rule states: All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from adjoining Units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.