

**OBSERVATION POINTE  
MINUTES FOR BOARD OF DIRECTORS MEETING**

November 5, 2019 6:00 p.m.  
Eastside Branch Library, Pedrick Road

**Call to Order**

- Quorum present
- Notice (Sign posted 10/31/19)

**Speaker from the Floor-Jagan Etukala**

- Trees covering streetlights. Large trees that cover the streetlights are a safety concern, causing sidewalks to be dark. A request has already been sent to the City to review and cut back trees from the lights if possible. A work order was issued by the City on October 28<sup>th</sup>
- LED streetlights. The City stated their policy was to replace streetlights with the new LED lights when their supply of old "yellow" lights runs out. There have been complaints in other communities regarding the brightness of the new LED lights.
- Grass growing in sidewalks. There is grass growing in between sidewalk squares. Management will ask the lawn company to remove the grass from the sidewalk cracks.

**Meeting Minutes**

- The July 9, 2019 board meeting minutes were unanimously approved
- The April 16, 2019 board meeting minutes were unanimously revised

**Financial Report**

- The October 31, 2019 financials were reviewed and approved.
- Notices of the online PayPal system with invoices will go out December 1, 2019
  - Fees are charged for online payments -- \$7.55 for bank account; \$7.77 for credit card

**New Neighbors**

- New neighbor at 6118 -- Diane Robinson
- Regional Properties, Inc. bought 6112 Observation Circle in June 2019, but has been vacant ever since. Regional Properties is a not-for-profit corporation that provides group home services to the elderly and individuals with disabilities.
  - While Article 5 of the Observation Pointe covenants and restrictions provides that all dwellings may be used only as single-family residences, Section 393.062 of the Florida Statutes provides:
    - . . . the greatest priority shall be given to the development and implementation of community-based services that will enable individuals with developmental disabilities to achieve their greatest potential for independent and productive living, enable them to live in their own homes or in residences located in their own communities, and permit them to be diverted or removed from unnecessary institutional placements. . . . The Legislature, therefore, declares that all persons with developmental disabilities who live in licensed community homes shall have a family living environment comparable to other Floridians and that *such residences shall be considered and treated as a functional equivalent of a family unit and not as an institution, business, or boarding home.*
    - See also, §419.001(2), Florida Statutes, and *Dornbach v. Holley*, 854 So.2d 211 (2002)(2<sup>nd</sup> DCA)

**Neighborhood Crime Watch**

- No new information

**Old Business**

- There have been three compliance letters sent in October regarding barking dogs, yard maintenance and mailbox repair.

**New Business**

- The annual block party will be held Saturday, April 18, 2020, from 3:30-5:30.
  - Doug will reserve bounce house and face painter
- The Annual Members Meeting will be held Tuesday, April 28, 2020
- The log issue at 6109 was resolved

**Next Meeting:** Tuesday, February 11 at 6:00 p.m. at the Eastside Library on Pedrick Road

**Adjournment – 6:40 p.m.**