

**Lee County Board of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20030793**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve Purchase Agreement for the acquisition of Parcel 22, Charlee Road Special Improvements MSBU Project; authorize the Division of County Lands to handle all documentation necessary; authorize payment of necessary fees.

**WHY ACTION IS NECESSARY:** The Board must accept all real estate conveyances to Lee County.

**WHAT ACTION ACCOMPLISHES:** The Board avoids Eminent Domain.

**2. DEPARTMENTAL CATEGORY:** 06

**COMMISSION DISTRICT #:** 4

*C6F*

**3. MEETING DATE:**

*08-05-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

(Specify)

- STATUTE 125
- ORDINANCE 98-25
- ADMIN.
- OTHER RSN 02-02-29

**6. REQUESTOR OF INFORMATION**

A. COMMISSIONER

B. DEPARTMENT *Independent*

C. DIVISION *County Lands*

BY: *Karen L. W. Forsyth, Director*

*7-10-03*  
*[Signature]*

**7. BACKGROUND:**

The Board of County Commissioners created the Charlee Road Special Improvement MSBU on February 12, 2002, when it adopted Resolution Number 02-02-29. The principal purpose of the project is paving and maintenance of the currently existing roadway for Charlee Road in North Cape Coral, the cost of which will be assessed proportionately against benefitted property owners. A requirement for maintenance to be accepted by the County is to obtain Quit-Claim deeds from all property owners with ownership rights to the road.

Attached is the original purchase agreement and a copy of the deed received from the owner, Courtside Landings Condominium Association, Inc. Charlee Road does not provide access to Courtside Landings Condominium and therefore the condominium association is not considered a benefitted property owner. The association has agreed to convey the necessary right-of-way provided their attorney's fees in the amount of \$2,652.50 are reimbursed and other construction-related provisions are met.

There remains 1 more property for which a deed conveyance to the County is required.

Funds are available in Account Number: 80408235280.503150

Staff Recommends Board approve the Requested Motion.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	COM	RISK	GC	
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i> 7-14-03	<i>7-14-03</i>	<i>7/14/03</i>	<i>7/14/03</i>	<i>7/14/03</i>	<i>[Signature]</i> 7-15-03

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *7/14/03*  
Time: *8:00*  
*[Signature]*  
Forwarded To:  
*Co. Atty.*  
*7/14/03*

RECEIVED BY  
COUNTY ADMIN: *[Signature]*  
*7-14-03*  
*11:45*  
COUNTY ADMIN  
FORWARDED TO: *[Signature]*  
*7/15/03*

Project: Charlee Road Paving MSBU  
STRAP No.

**PROPERTY PURCHASE AGREEMENT**

This Agreement made and entered into this 16<sup>TH</sup> day of JUNE, 2003, by and between **Courtside Landings Condominium Association, Inc. a Florida Non-Profit Corporation**, whose address is 12650 Whitehall Drive, Fort Myers, FL 33907, hereinafter referred to as Seller, and **Lee County, a political subdivision of the State of Florida**, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, for the use and benefit of said County, hereinafter referred to as BUYER.

Whereas, BUYER requires the property described as Parcel "22", attached to and made a part hereof by reference, for right-of-way for the Charlee Road Paving MSBU Project No. 4082.

1. SELLER agrees to sell property set forth as Parcel "22" to BUYER by execution of a Quit Claim Deed in form and substance as provided by BUYER for the following consideration:
  - a) BUYER will pay SELLER's attorney's fees in the amount of \$ 2,652.<sup>00</sup> based upon a detailed billing statement as provided by the SELLER;
  - b) BUYER will install signage at the intersection of Charlee Road with Burnt Store Road to indicate that Charlee Road provides no access to the Burnt Store Marina;
  - c) BUYER will construct a T-Bone turnaround at the most Westerly terminus of Charlee Road as depicted in the project construction plan attached;
  - d) BUYER will install a soil berm at the most Westerly terminus of Charlee Road as depicted in the project construction plan attached and BUYER is responsible for obtaining any necessary approvals by the South Florida Water Management District for any drainage issues related to the construction of the soil berm.
2. SELLER covenants that it is lawfully seized and possessed of the real property described as Parcel "22", has good and lawful right and power to sell and convey it, and that the property is free and clear of all liens and encumbrances, including taxes, except as herein stated, and accordingly, SELLER will forever warrant and defend the title to said real property and the quiet possession thereof against all claims and demands of all other entities.
3. BUYER to pay recording costs and title insurance relating to the Quit Claim Deed set forth as Item Number 1 above.
4. SELLER shall be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.
5. This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of an eminent domain proceeding by the BUYER.
6. The closing of this transaction shall be on or before 30 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

  
\_\_\_\_\_

1st Witness Signature

Kent E. Bowson  
\_\_\_\_\_

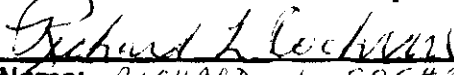
2nd Witness Signature

Dianna M. Racine  
DIANNE M. RACINE

(Corporate Seal)

**SELLER:**

**Courtside Landings Condominium Association,  
Inc. a Florida Non-Profit Corporation**

  
\_\_\_\_\_

Name: RICHARD L. COCHRAN

Title: PRESIDENT



# Ink Engineering

A Division of  
LBFH, Inc.

CIVIL  
AGRICULTURAL  
WATER RESOURCES  
WATER & WASTEWATER  
TRANSPORTATION  
SURVEYING & MAPPING  
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Fort Myers, FL 33907  
(941) 931-0455  
Fax: (941) 931-0456  
www.lbfh.com

Exhibit "A"

Parcel 22

SHEET 1 OF 4

APRIL 9, 2002  
JOB NO. 01-7001  
01-7001SK3.doc

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP  
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

### DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP  
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL  
OF LAND:

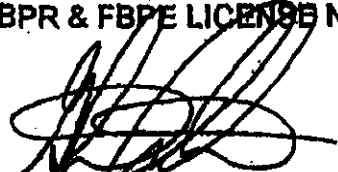
O.R. 2285, PAGE 3101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TRACT A-2: THE NORTH 415.00 FEET OF THE EAST 565.71 FEET OF  
THE WEST 1697.13 FEET OF THE NORTH 830.00 FEET OF THE SOUTH  
1660.00 FEET OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST,  
LEE COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND  
RIGHTS OF WAY OF RECORD.

CONTAINING 16971 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 4)

INK ENGINEERING, A DIVISION OF LBFH INC.  
BPR & FBPE LICENSE NO. 959

  
GLENN C. ADAMS, FOR THE FIRM  
PROFESSIONAL LAND SURVEYOR  
FL. CERT. NO. 6062

Page 1 of 4

WEST LINE, SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST

NORTH LINE, SOUTH 1660', SECTION 6

1697.13'

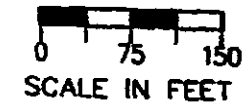
565.71'

O.R. 2285, PAGE 3101  
TRACT A-2

COURTSIDE LANDINGS CONDOMINIUM  
CONDOMINIUM PLAT BOOK 26, PAGE 57  
PARCEL A-2

6' RIGHT-OF-WAY EASEMENT  
CONDOMINIUM PLAT BOOK 26, PAGE 57

16971± S.F.



CHARLEE RD.

60' ROAD RIGHT-OF-WAY EASEMENT  
CONDOMINIUM PLAT BOOK 26, PAGE 57

SOUTH LINE, NORTH 830', SOUTH 1660', SECTION 6

S.W. CORNER  
SECTION 6

SOUTH LINE, SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST

Page 2 of 4

Exhibit "A"

REFER TO ATTACHED DESCRIPTION

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N.86°22'18"E.

LEGEND

O.R. OFFICIAL RECORD  
S.F. SQUARE FEET

GLENN E. ADAMS, FOR THE FIRM  
PROFESSIONAL LAND SURVEYOR  
FLA. CERTIFICATE NO. 8082

SHEET 2 OF 4

SKETCH (NOT A SURVEY)

A 30' WIDE PARCEL OF LAND  
LYING IN  
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST  
LEE COUNTY, FLORIDA

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

Ink  
Engineering

A Division of LBPH, Inc.

CONSULTING CIVIL ENGINEERS,  
SURVEYORS & MAPPERS  
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1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907  
(941) 931-0455 Fax: (941) 931-0456  
BPR & FBPE License No. 959 www.lbph.com

FILE: 01-7001SK3

JOB NO.:

1001-10

# Ink Engineering

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LBFH, Inc.

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Parcel 22

Exhibit "A"

SHEET 3 OF 4

APRIL 9, 2002  
JOB NO. 01-7001  
01-7001SK4.dbc

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP  
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

### DESCRIPTION OF PARCEL

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O.R. 2285, PAGE 3101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
TRACT A-3: THE NORTH 415.00 FEET OF THE EAST 565.71 FEET OF  
THE WEST 2262.84 FEET OF THE NORTH 830.00 FEET OF THE SOUTH  
1680.00 FEET OF SECTION 6; TOWNSHIP 43 SOUTH, RANGE 23 EAST,  
LEE COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND  
RIGHTS OF WAY OF RECORD.

CONTAINING 16971 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 4 OF 4)

INK ENGINEERING, A DIVISION OF LBFH INC.  
BPR & FBPE LICENSE NO. 959



GLENN C. ADAMS, FOR THE FIRM  
PROFESSIONAL LAND SURVEYOR  
FL. CERT. NO. 6062

Page 3 of 4

1007-10  
 JOB NO.:  
 FILE: 01-2001SK4

**Ink**  
**Engineering**  
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*Partners For Results*  
*Value By Design*  
 1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907  
 (941) 931-0455 Fax (941) 931-0456  
 BPR & FBPE License Nos: 858 www.lrfi.com

**SKETCH (NOT A SURVEY)**

A 30' WIDE PARCEL OF LAND  
 LYING IN  
 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST  
 LEE COUNTY, FLORIDA

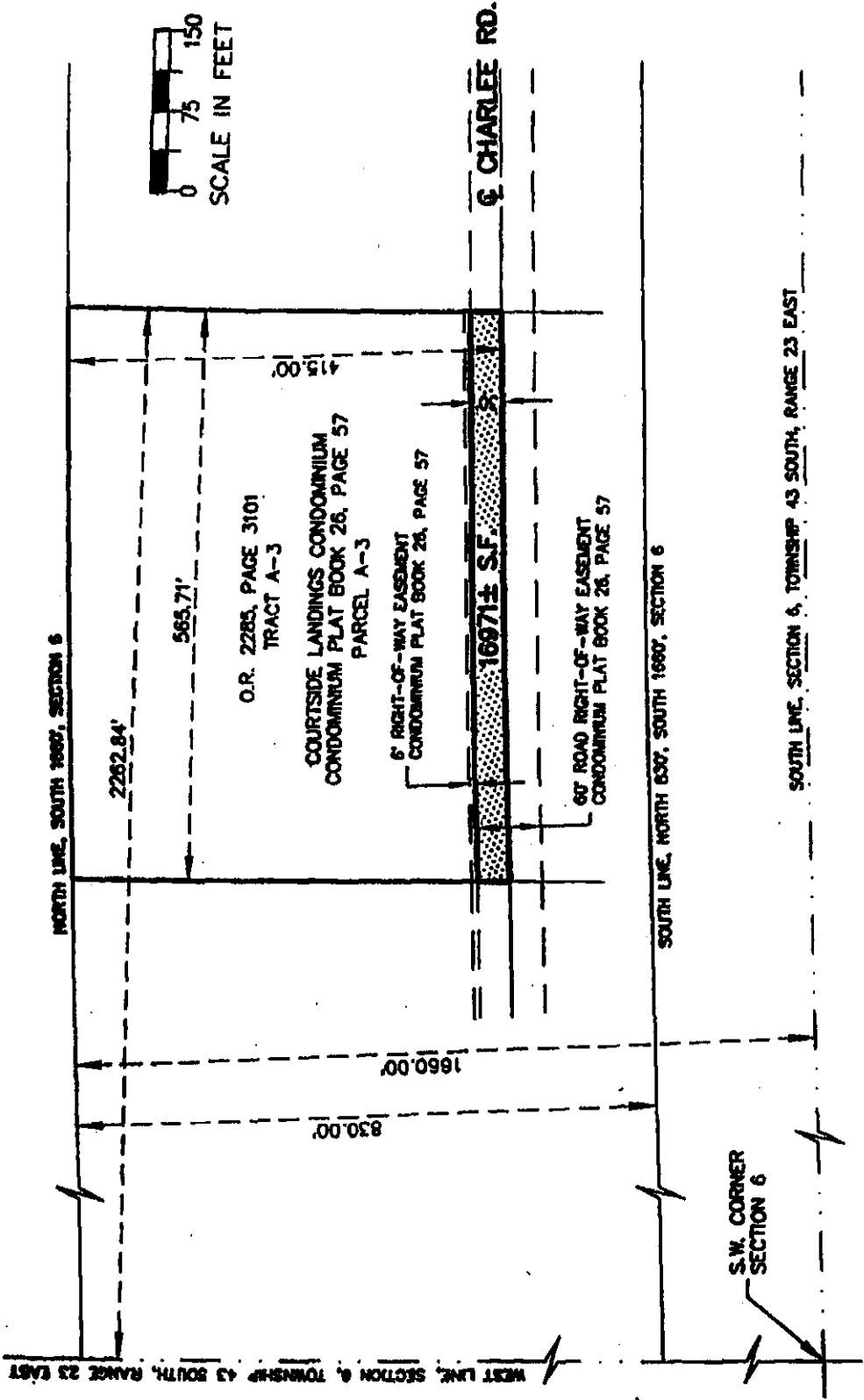
DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

**LEGEND**  
 O.P. OFFICIAL RECORD  
 S.F. SQUARE FEET

SHEET 4 of 4

*[Signature]*  
 GLENN C. ADAMS, FOR THE FIRM  
 PROFESSIONAL LAND SURVEYOR  
 F.A. CERTIFICATE NO. 6003

**Exhibit "A"**



REFER TO ATTACHED DESCRIPTION  
 THIS SKETCH IS NOT VALID WITHOUT THE SQUARE AND THE  
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.  
 MEASUREMENTS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF  
 CHARLEE ROAD BEING ALIQUOT.

# Construction Plans

## LEE COUNTY BOARD OF COUNTY COMMISSIONERS

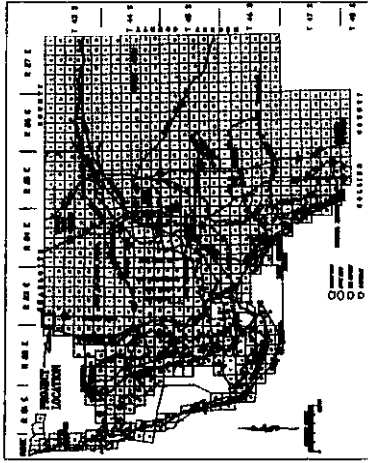
M.S.B.U.  
CHARLEE ROAD

C.I.P. # 4082

### INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	KEY MAP & PLAN SHEET
3-4	PLAN SHEETS
5-7	CROSS SECTION SHEETS

LEE COUNTY PROJECT:



LOCATION MAP

SECTION 6, TWP. 43 S., RGE. 23 E.  
LEE COUNTY, FLORIDA

LEE COUNTY COMMISSIONERS  
 DISTRICT 1. BOB JAMES  
 DISTRICT 2. DOUGLAS R. ST. CERNY  
 DISTRICT 3. RAY JUDAH  
 DISTRICT 4. ANDREW W. COY  
 DISTRICT 5. JOHN E. ALBION  
 M.S.B.U. COORDINATOR  
 ELIZABETH K. WALKER

**Inc.**  
 CONSULTING CIVIL ENGINEERS,  
 SURVEYORS & MAPPERS  
 1400 Colwood Blvd., Suite 311, Fort Myers, Florida 33907  
 (941) 831-0455 Fax: (941) 831-1006  
 BPR & FDEE License No: 350 www.sbh.com

CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS  
 AND SPECIFICATIONS FOR THE PROJECTS  
 ARE IN SUBSTANTIAL COMPLIANCE WITH THE  
 LEE COUNTY LAND DEVELOPMENT CODE WITH  
 THE EXCEPTION OF THE SPECIFIC DETAILINGS  
 WHICH HAVE BEEN APPROVED BY THE  
 DIRECTOR OF PUBLIC WORKS.

REGULATIONS  
 1. GULF-208-19C GEOMETRY

NUMBER OF RECORDS:

JAMES E. JAMES  
 FLEETMAN T.Y. & ILLI  
 REGISTERED PROFESSIONAL ENGINEER  
 PUBLIC WORKS ADMINISTRATION

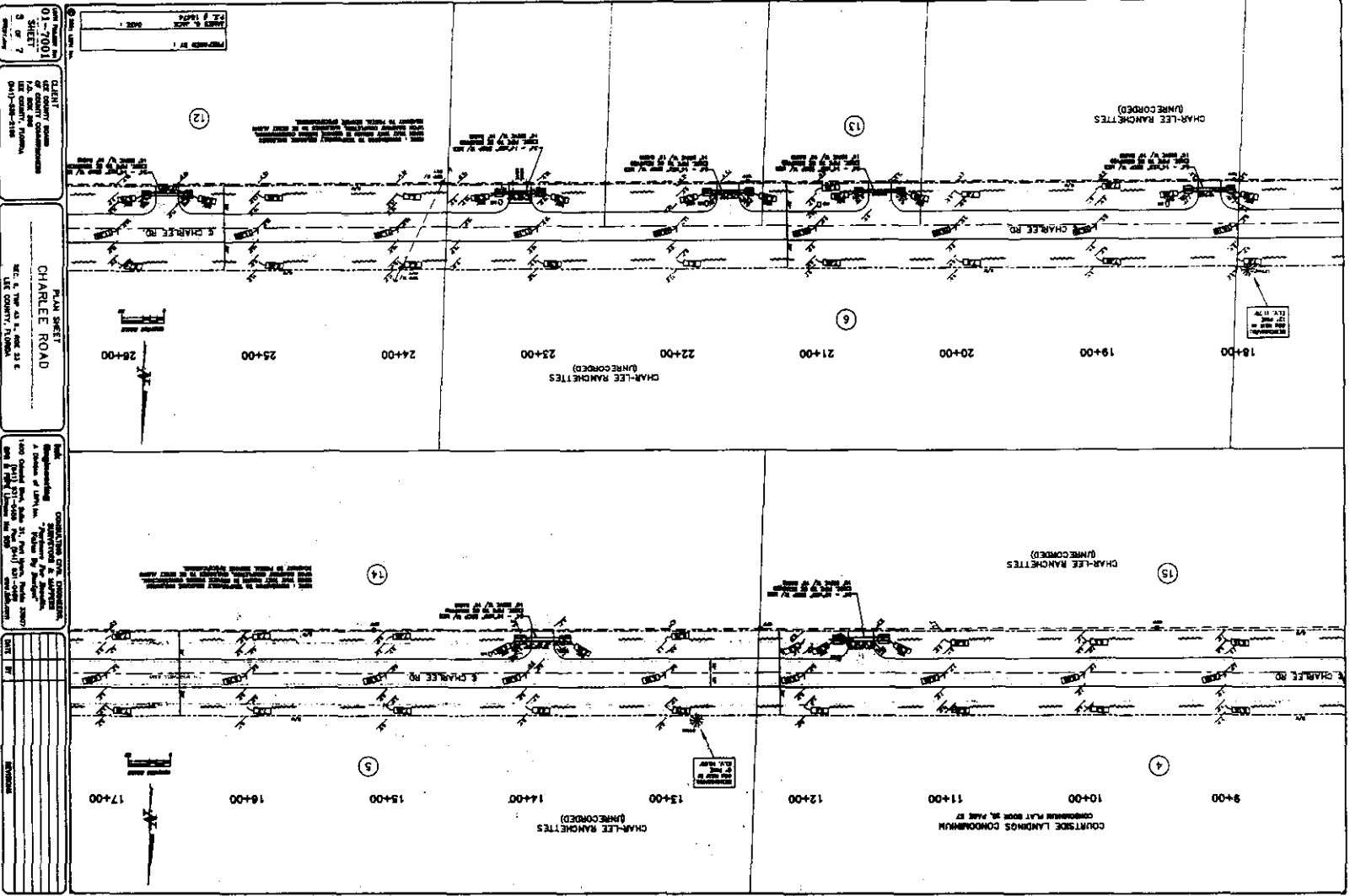
DATE: JUNE, 2008  
 JOB NO. 01-7001



REVISIONS  
 1. GULF-208-19C GEOMETRY







01-7001  
SHEET  
9 OF 7

CLIENT  
OF COUNTY COMMUNICATIONS  
1000 COUNTY ROAD 21  
LEE COUNTY, FLORIDA  
(904) 488-2100

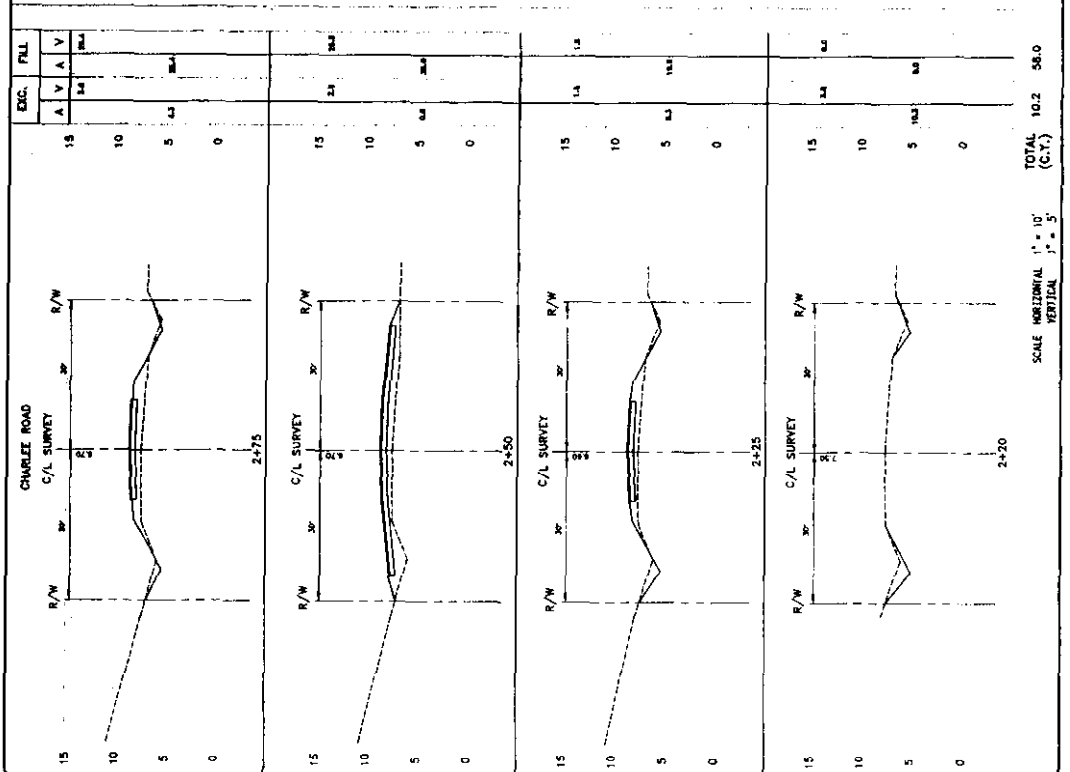
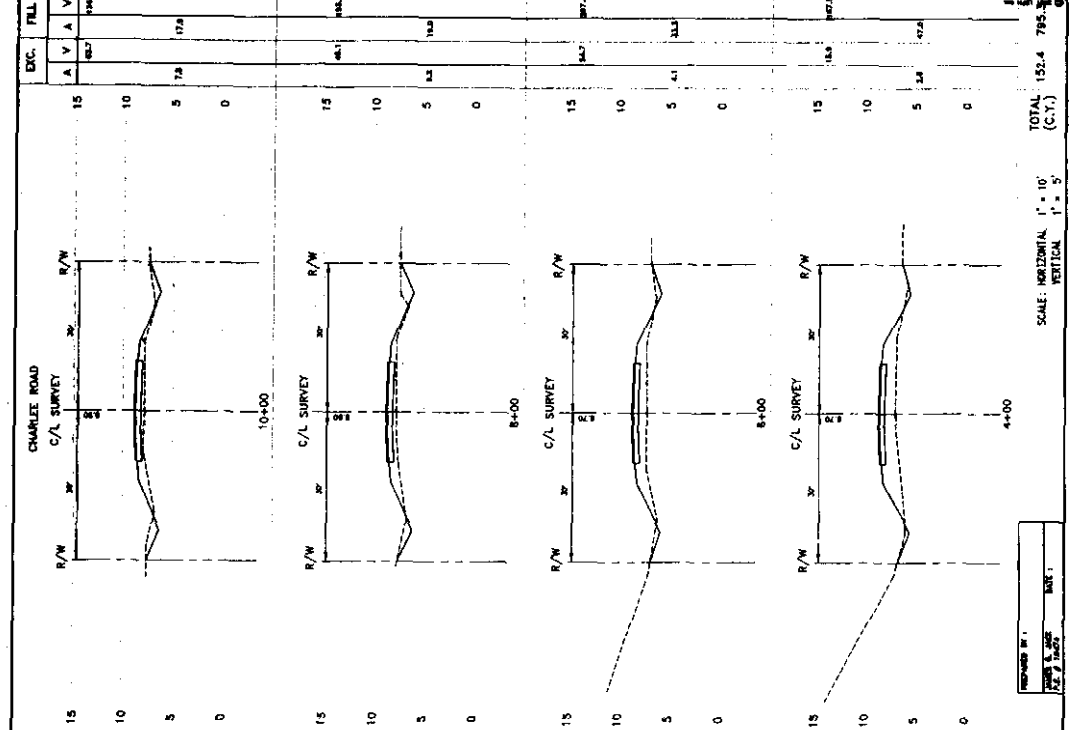
PLAN SHEET  
CHARLEE ROAD  
SHEET 9 OF 7  
DATE: 11/11/2009

DESIGNED BY  
CHECKED BY  
DATE: 11/11/2009

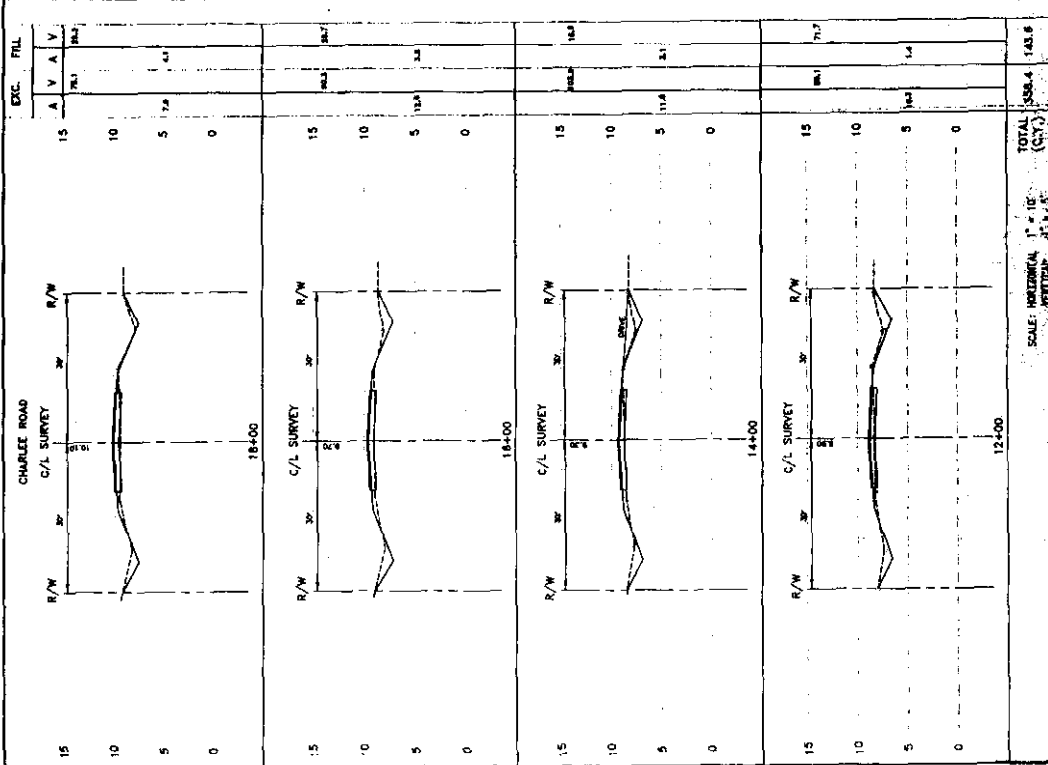
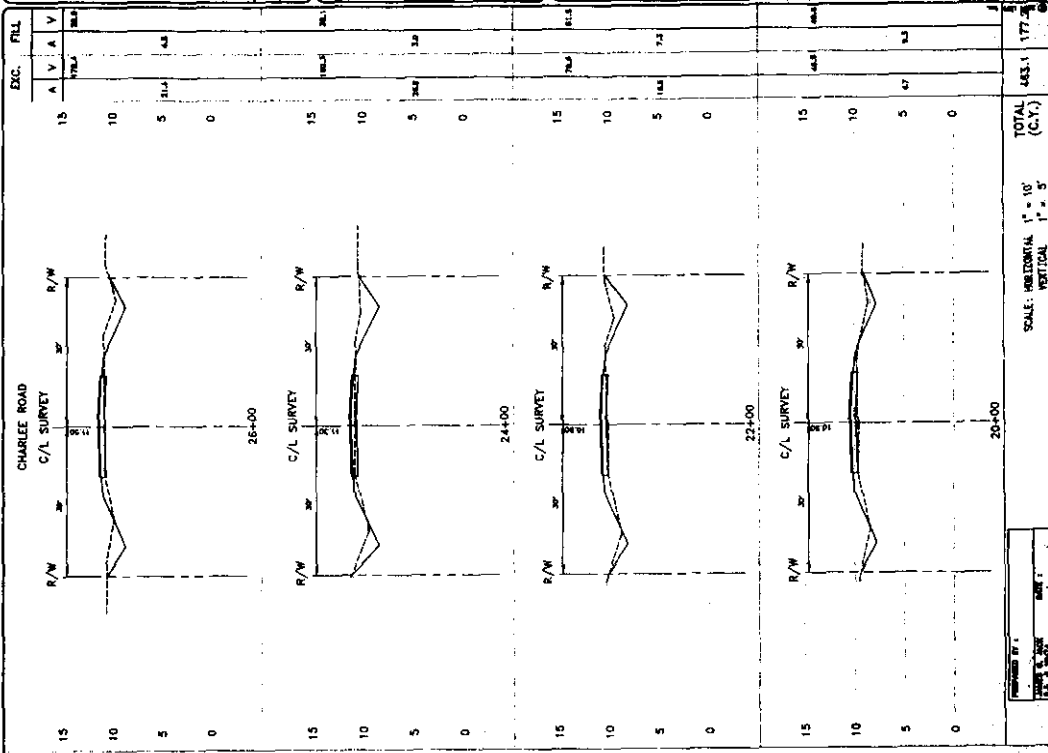
NO.	DATE	BY	REVISION



**01-7001**  
 SHEET 5 OF 7  
 CLIENT: LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
 PROJECT: LEE COUNTY ROAD 21  
 DATE: 08-18-10  
 SCALE: HORIZONTAL 1" = 10' VERTICAL 1" = 5'  
 TOTAL (C.Y.): 152.4  
 TOTAL (C.Y.): 58.0



CLIENT: LE COUNTY ENGINEERS  
 PROJECT: LE COUNTY ROADWAY  
 SHEET: 01-7001  
 DATE: 08/11/10  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 5'

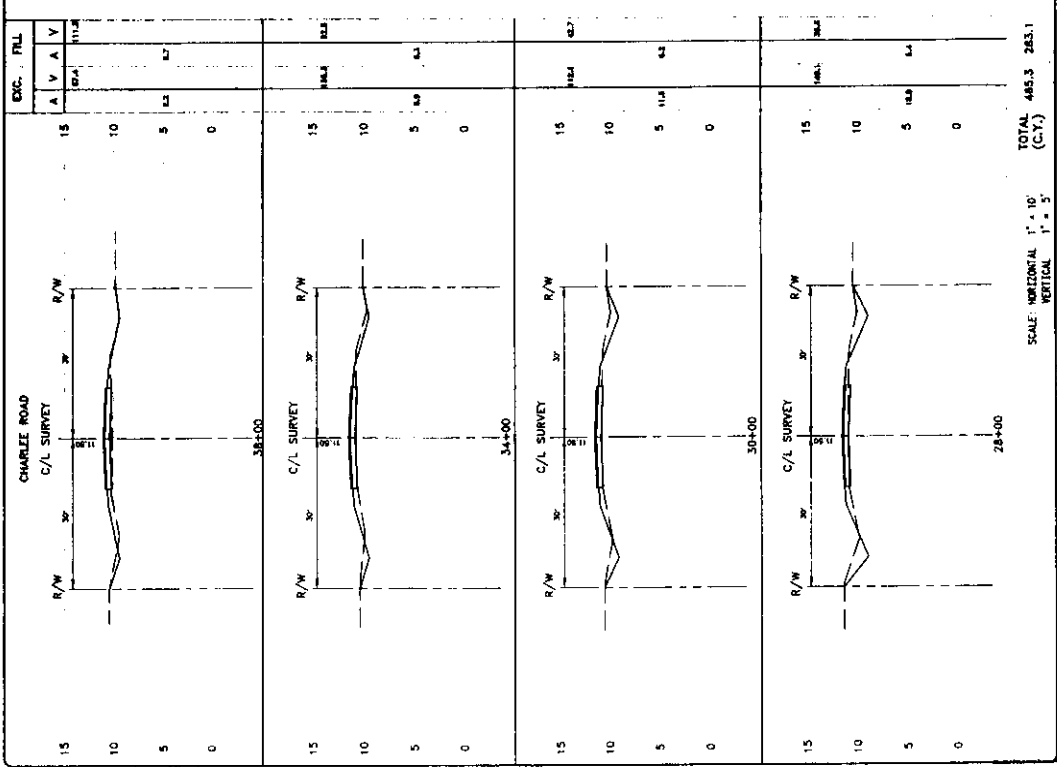
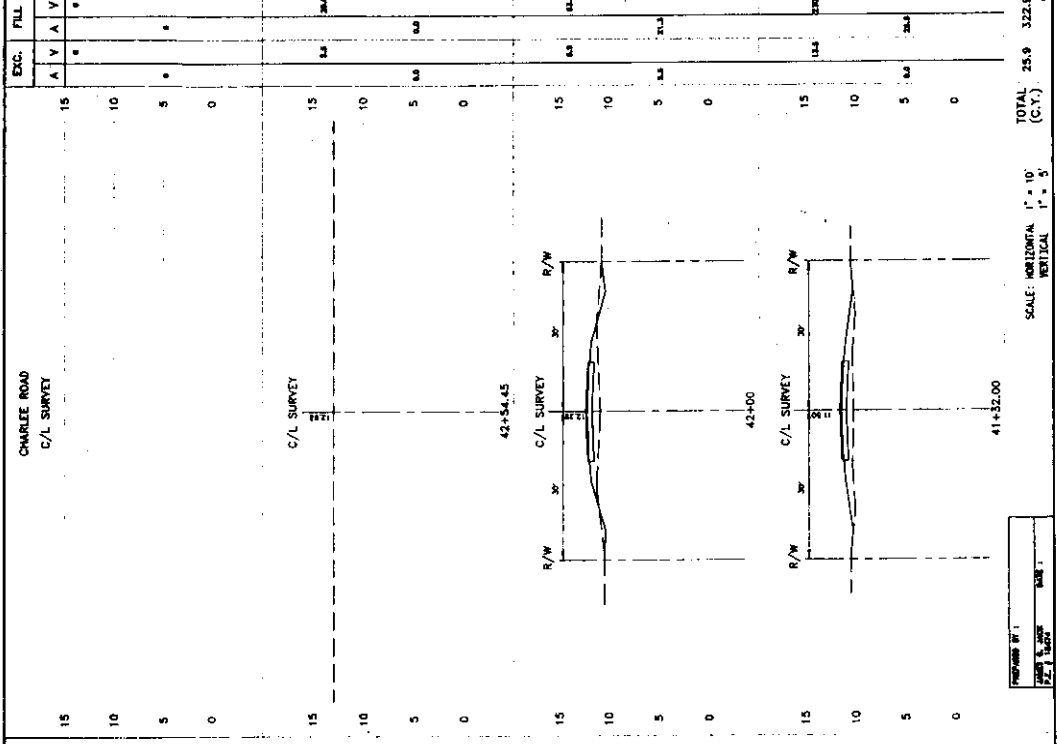


CHARLEE ROAD  
 C/L SURVEY  
 R/W  
 EXC. FILL  
 TOTAL (C.Y.)

CLIENT: LE COUNTY BOARD  
 PROJECT: LE COUNTY BOARD  
 SHEET: 01-7001  
 DATE: 07/11/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

CONSULTING CIVIL ENGINEERS  
 ENGINEERS & ARCHITECTS  
 1400 SOUTH BAY BLVD. SUITE 211  
 FORT LAUDERDALE, FL 33304  
 (954) 331-0888  
 FAX: (954) 331-0888  
 WWW: WWW.LCE-FL.COM

CHARLEE ROAD  
 CROSS SECTIONS  
 SEC. 8, TWP. 43 N., R. 22 E.  
 LE COUNTY, FLORIDA



Station	Exc. (ft)	Fill (ft)	Total (ft)
381+00	15	11.5	26.5
344+00	15	12.3	27.3
304+00	15	10.4	25.4
281+00	15	10.1	25.1
42+54.45	15	11.5	26.5
42+00	15	10.4	25.4
41+52.00	15	10.1	25.1
<b>TOTAL</b>	<b>25.9</b>	<b>322.1</b>	<b>348.0</b>

DETAIL BILLING  
 COURTSIDE LANDINGS CONDOMINIUM ASSOCIATION, INC.  
 PARCEL 22, CHARLEE ROAD MSBU

DATE	DESCRIPTION	HOURS	COST
07/08/02	Review correspondence from Kent Benson regarding Charles Road MSBU, review correspondence from Lee County regarding same; review correspondence from Michael Whitt regarding same	.30	\$67.50
07/19/02	Review correspondence from Kent Benson regarding Charlee Road MSBU; review correspondence from Michelle McNeill regarding same; telephone call to Michelle McNeill regarding same	.40	90.00
07/22/02	Telephone conference with Michelle McNeill, Lee County Property Acquisition Agent, regarding Charlee Road MSBU, request for road right-of-way and compensation therefor; maintenance of roadway	.40	90.00
07/22/02	Review and finalize letter to Mark Benson regarding County request for conveyance of land to establish Charlee Road MSBU	.20	45.00
07/22/02	Letter to Mark Benson regarding Charlee Road MSBU; conveyance of property to County; payment for property; maintenance of roadway	.60	135.00
07/22/02	Telephone conference with Mark Benson regarding County request for right-of way as part of Charlee Road MSBU	.20	45.00
11/21/02	Telephone conference with Mark Benson regarding request by Lee County for Charlee Road right-of-way conveyance	.20	45.00
11/25/02	Review correspondence from Michelle McNeill and attached documentation regarding Charlee Road MSBU; Quit Claim Deed to Lee County for 30' road right-of-way	.30	67.50
11/25/03	Telephone conference with Michelle McNeill, Lee County, regarding conveyance of area subject to road right-of-way easement	.20	45.00
11/26/03	Telephone conference with Michelle McNeill regarding easement for right-of-way on Charlee Road	.20	45.00
11/26/03	Receipt and review of correspondence from Lee County on Charlee Road right-of-way; review governing documents regarding authority of Association to convey real property; telephone conference with Kent Benson regarding same	.60	135.00

DETAIL BILLING  
 COURTSIDE LANDINGS CONDOMINIUM ASSOCIATION, INC.  
 PARCEL 22, CHARLEE ROAD MSBU  
 Page 2 of 3

11/27/03	Review correspondence from Kent Benson regarding request for Quit Claim Deed from County	.30	67.50
01/09/03	Receipt and review of correspondence from Client regarding Charlee Road	.20	50.00
02/01/03	Research concerning Board authority regarding Charlee Road deed	.30	75.00
02/15/03	Review correspondence from Kent Benson; review Governing Documents; prepare opinion letter regarding authority of Board to convey portion of common elements to Lee County for roadway expansion	1.20	300.00
02/17/03	Receipt and review of correspondence from Client; correspondence to Client regarding Charlee Road	.20	50.00
02/17/03	Review and finalize opinion letter to Kent Benson regarding authority of Association to convey portion of common elements to Lee County	.60	150.00
05/07/03	Review correspondence from Michele McNeill, Lee County, regarding intention of County to condemn portion of Charlee Road; review County resolution regarding intent to condemn	.40	100.00
05/09/03	Telephone conference with Michele McNeill, Lee County, regarding Charlee Road MSBU; intent to condemn; execution of Quit Claim Deed by Association	.30	75.00
05/12/03	Telephone conference with Kent Benson regarding conveyance of Quit Claim Deed to County regarding Charlee Road MSBU; reimbursement of attorney fees	.20	50.00
05/12/03	Telephone conference with Richard Cochran regarding County comments regarding construction of Charlee Road; representations regarding same	.30	75.00
05/15/03	Review correspondence from Kent Benson regarding construction of Charlee Road – Quit Claim Deed to County	.20	50.00
05/19/03	Finalize letter to Michele McNeill, Lee County, regarding construction of Charlee Road by County	.20	50.00
05/19/03	Prepare letter to Michele McNeill, Lee County, regarding execution of Quit Claim Deed; construction obligations of County for Charlee Road	.40	100.00
05/19/03	Telephone conference with Michele McNeill, Lee County Division of Roads, regarding County obligations in connection with construction of Charlee Road	.20	50.00
05/27/03	Telephone conversation with Michele McNeill regarding agreement regarding County obligations for construction of Charlee Road; payment of attorneys' fees by County	.30	75.00



DETAIL BILLING  
 COURTSIDE LANDINGS CONDOMINIUM ASSOCIATION, INC.  
 PARCEL 22, CHARLEE ROAD MSBU  
 Page 3 of 3

5/29/03	Review correspondence from Michele McNeill, Lee County, regarding proposed Purchase Agreement for Charlee Road MSBU; review proposed Purchase Agreement letter to Kent Benson regarding same	1.20	300.00
06/03/03	Telephone conference with Michele McNeill, Lee County, regarding agreement and Quit Claim Deed for Charlee Road MSBU; telephone call to Kent Benson regarding same	.30	75.00
06/04/03	Telephone conference with Kent Benson regarding Board meeting to approve County offer for Charlee Road right-of-way; telephone conference with Michele McNeill, Lee County, regarding same	.30	75.00
06/20/03	Review correspondence from Kent Benson regarding executed Quit Claim Deed and Property Purchase Agreement to Charlee Road right-of-way	.30	75.00
	TOTAL ATTORNEYS' FEES		\$2,652.50

MINUTES OF THE BOARD OF DIRECTORS' MEETING FOR  
COURTSIDE LANDINGS CONDOMINIUM ASSOCIATION, INC.

June 11, 2003

The meeting was called to order at 10:00 AM by Richard Cochran, President.

Directors present were Richard Cochran, Bruce Owens and Linda Fortunato. Present by speaker was Raymond Hollworth.

Also present was Kent Benson.

By proper motion the minutes of the previous meeting of April 28, 2003 were approved as corrected to read the next Board of Directors Meeting is July 11, 2003.

Mr. Cochran reviewed the Agenda for the meeting.

The Treasurer's Report was presented. A review of the balance sheet was orally presented. No action was taken by the Board.

UNFINISHED BUSINESS:

NEIGHBORHOOD LIGHTING PROJECT: Ms. Fortunato reported Acra Electrician technicians added shield tape to the existing fixtures. Ms. Fortunato reported she will continue to work with Acra until work is satisfactorily completed, and a proposal to re-globe the lamps at lower wattage will be forthcoming from Acra.

CHARLEE ROAD MSBU- EASEMENT: By proper motion by Mr. Owens, seconded by Ms. Fortunato, it was unanimously approved to execute the Quitclaim Deed, a copy of which is attached and made a part hereof, and to accept the Resolution and Property Purchase Agreement, which are attached and made a part hereof.

LAKE MAINTENANCE: It was reported proposals will be obtained from Lake Doctors and Aquatic Systems.

SECTION 22 MEMBERSHIP: It was reported an opinion from Section 22's legal counsel was received for review, which indicated 100% of the unit owners of both Courtside Landings and Section 22 would have to approve any change in the documents to allow voting rights.

Mr. Hollworth reported he will continue his work with the Ad Hoc Committee with The Resorts and Section 22 to pursue a legislative remedy to the question, and management will contact WCI requesting their participation in this effort.

OTHER MISCELLANEOUS MEETING ACTION ITEMS: It was reported management is awaiting a list of initial contributors to the transition fund in order to facilitate reimbursement for remaining funds.

MAILBOX REPAIRS: It was reported SignTek will repair or replace the damaged mailboxes.

NEW BUSINEISS:

COMMITTEE REPORTS:

LIGHTING COMMITTEE: This item was addressed above.

LANDSCAPING COMMITTEE: Ms. Fortunato reported she will schedule a walkthrough with management and Greenscapes to go over several pending issues and a report will be forthcoming.

Ms. Fortunato reported a list of approved plantings will be forthcoming.

3<sup>RD</sup> QUARTER NEWSLETTER: Mr. Cochran reported a newsletter will be distributed to unit owners the first week in July, and articles from Board members are to be submitted by June 27, 2003.

ALTERATIONS AND MODIFICATIONS: By proper motion by Ms. Fortunato, seconded by Mr. Owens, the request to install a swimming pool, cage and panroof over patio at 17900 Courtside Landings Circle, was unanimously approved by the Board, conditioned upon receipt of a copy of the contract and drawings and a copy of license and insurance certificates of the contractor.

Discussions took place regarding existing violations to the Association's restrictions regarding alterations. The Board will address each of the issues individually and establish standards for the community.

CORRESPONDENCE:

OWNER ISSUES: The issues of metering and irrigation was discussed. No action was taken by the Board.

DRAINAGE: It was reported the Landscape Committee will address the drainage problem behind the unit of Mr. and Mrs. Cox with Greenscapes.

LANDSCAPE: No action was taken by the Board.

MANAGEMENT ISSUES:

ANNUAL MEETING SCHEDULE: By proper motion by Mr. Owens, seconded by Mr. Hollworth, it was unanimously approved December 10, 2003 at 3:30 PM as the date and time for the Annual Meeting, subject to confirmation by management.

RECORD RETENTION: By proper motion by Mr. Owens, seconded by Mr. Hollworth, it was unanimously approved to accept the retention schedule presented by management.

PROPOSED AMENDMENT TO DECLARATION: No action was taken by the Board.

CONTRACT RENEWALS:

GREENSCAPES: It was reported this is a month to month service contract and any issues will be dealt with by the Landscape Committee and a report presented at the next meeting.

AQUAGENIX: No action was taken by the Board.

The next meeting date is July 21, 2003 at 10:00 AM at Benson's, Inc.

There being no further business to come before the Board, by proper motion the meeting was adjourned at 1:15 PM.

**Division of County Lands**

**Ownership and Easement Search**

Search No. 22008

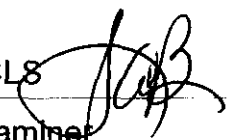
Date: April 30, 2002

Parcel: 22

Project: Charlee Road MSBU Project #4082

To: Michele S. McNeill, SR/WA  
Property Acquisition Agent

From: Shelia A. Bedwell, CLS  
Real Estate Title Examiner



STRAP: 06-43-23-28-00000.00CE

Effective Date: March 27, 2002, at 5:00 p.m.

Development Order,  
98-02-243-00D

**Subject Property:** See attached Schedule "X"

No changes as of 6-14-03  


Title to the subject property is vested in the following:

**WCI Communities, Inc., a Florida Corporation, formerly known as Florida Design Communities, Inc. and Sun City Center Corp.**

by that certain instrument dated March 18, 1992, recorded March 23, 1992, in Official Record Book 2285, Page 3101, Public Records of Lee County, Florida.

**Easements:**

1. Right-of-Way Easement to Lee County Electric Cooperative, Inc., recorded in Official Record Book 827, Page 22, Public Records of Lee County, Florida.
2. Right-of-Way for Charlee Road conveyed to Punta Gorda Isles Construction, Inc., a predecessor to current owner, by instrument recorded in Official Record Book 1384, Page 624, Public Records of Lee County, Florida.
3. Easement to Lee County Electric Cooperative, Inc., recorded in Official Record Book 3008, Page 214, Public Records of Lee County, Florida.
4. Easement to Florida Water Services Corporation, recorded in Official Record Book 3063, Page 3661, Public Records of Lee County, Florida.
5. Declaration of Condominium for Courtside Landings Condominium, recorded in Official Record Book 3093, Page 3733, Public Records of Lee County, Florida, as subsequently amended. Note: Section 11 states that the Association may grant easements upon approval of a majority of the Board of Directors and a finding that such action is for the benefit of the members of the Association.

## Division of County Lands

### Ownership and Easement Search

Search No. 22008

Date: April 30, 2002

Parcel: 22

Project: Charlee Road MSBU Project  
#4082

6. Covenant of Unified Control recorded in Official Record Book 3603, Page 43, Public Records of Lee County, Florida.

**Tax Status:** *No taxes are assessed to this parcel.*

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

## Schedule X

Parcel 22

Project: Charlee Road MSBU Project #4082

Search No. 22008

A parcel of land lying in Section 6, Township 43 South, Range 23 East, Lee County, Florida, comprised of three parcels as follows:

### Parcel A-2

The North 415.00 feet of the East 565.71 feet of the West 1697.13 feet of the North 830.00 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

### Parcel A-3

The North 415.00 feet of the East 565.71 feet of the West 2262.84 feet of the North 830.00 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

### Parcel L

The North 830.00 feet of the West 1131.43 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

More particularly described as follows:

Commencing at the Southwest corner of Section 6, Township 43 South, Range 23 East, thence run along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet to the Southwest corner of the aforementioned Parcel L also being the Point of Beginning; thence continue along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet also being the West line of Parcel L to the North line of the South 1660 feet of the aforesaid Section 6; thence run N 88°22'02" E a distance of 2264.49 feet along the North line of the South 1660 feet of the aforesaid Section 6, also being the North line of the aforementioned Parcels L, A-2 and A-3 to the Northeast corner of Parcel A-3; thence run S 00°33'37" W a distance of 415.30 feet along the East line of Parcel A-3 to the Southeast corner of Parcel A-3; thence run S 88°22'02" W for a distance of 1132.24 feet to the Southwest corner of Parcel A-2 also being on the East line of Parcel L; thence run S 00°33'37" W for a distance of 415.30 feet along the East line of Parcel L to the Southeast corner of Parcel L; thence run S 88°22'02" W for a distance of 1132.25 feet along the South line of Parcel L to the Point of Beginning.