



**NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.
9339 NORTH SHORE GOLF CLUB BLVD. ORLANDO, FL. 32832**

**Compliance Committee Meeting Minutes
Meeting Date/Time: July 20, 2026, at 5:30pm**

I. Call Meeting to Order – Meeting Commenced at 5:42 PM

In attendance: Access Management: Evena Liberus, Compliance Officer, Laurie Bihajo, Association Manager. NSLH Committee members: Jeffrey Wells, Sandra Pando, and Leigh DeBord.

Homeowners in attendance for part or all of the meeting via Zoom were Elaina, Randazzo, Ken Keeley, Jun Fan, Richard Roberts, Brian Keene, Chandana Gidipally, Maryjoy Lepak, Kevin Madorin, Gregory Zeck, Bryan Lima, Angie Dishuk, and Timothy Rohrbaugh (data provided by Zoom).

II. Certify Meeting Notice

Posted per Statute: Notice was posted on the NSLH Clubhouse bulletin board since July 17, 2026. Additionally, E-blasted to the community on July 17, 2026.

III. Certify a Quorum

With 3 Committee members present, quorum has been reached and is certified.

IV. Review and approval of prior meeting minutes

- Minutes from June 18, 2026, Compliance Committee meeting was brought up for approval. Leigh motioned to approve. Jeff seconded.
- Motion to Approve carried 3 - 0.

V. Review of Violations

-The Committee made a recommendation to do a bulk motion to dismiss violations

Evena displayed the homeowners recommended for dismissing:

- 10419 Sparrow Landing Way Driveway/Walkway Cleaning
- 10175 Marsh Pine Circle Driveway/Walkway Cleaning
- 10345 Hart Branch Circle Multiple ARB/Unapproved Alterations
- 9811 Palmetto Dunes Court Driveway/Walkway Weeds
- 9524 Painte Creek Court Exterior Maintenance
- 9513 Painte Creek Court Address Numbers Missing
- 9513 Painte Creek Court Exterior Maintenance
- 10096 Marsh Pine Circle Landscaping – Edge Lawn
- 9621 Bay Pine Lane Exterior Personal Items / Bulk Waste
- 9627 Bay Pine Lane Exterior Personal Items
- 9524 Heron Pointe Drive Landscaping
- 9827 Heron Pointe Drive Landscaping
- 9967 Heron Pointe Drive Trailer
- 9726 Mountain Lake Drive Landscaping
- 9844 Hidden Dunes Lane Exterior Personal Items
- 10143 Hidden Dunes Lane Landscaping
- 10009 Autumn Creek Lane Landscaping
- 9669 Pacific Pines Court Trash Bins Visible
- 9915 Marsh Pointe Drive Trash Bins Visible
- 9850 Hidden Dunes Lane Trash Bin Early/Late
- 10153 Hart Branch Circle Unauthorized Exterior Items
- 10230 Hart Branch Circle Exterior Personal Items
- 10393 Hart Branch Circle Jet Ski
- 10393 Hart Branch Circle Exterior Personal Items
- 9832 Heron Pointe Drive Trash Bins Visible
- 9906 Heron Pointe Drive Trash Bin Early/Late
- 9651 Osprey Landing Drive Trash Bins Visible
- 9618 Renwick Court Basketball Hoop
- 9854 Mountain Lake Drive Trash Bins Visible
- 9506 Bay Pine Lane Trash Bins Visible
- 10137 Sandy Marsh Lane Exterior Personal Items
- 9966 Autumn Creek Lane Trash Bin Early/Late
- 9960 Hidden Dunes Lane Exterior Personal Items
- 9609 Myrtle Creek Lane Trash Bins Visible
- 10629 Sparrow Landing Way Trash Bins Visible
- 10221 Mallard Landings Way Trash Bins Visible
- 10208 Mallard Landings Way Trash Bins Visible
- 9756 Mountain Lake Drive Trash Bins Visible
- 9956 Long Bay Drive Sidewalk Parking
- 9868 Heron Pointe Drive Landscaping

- 9727 Mountain Lake Drive Trailer
- 9519 Old Cypress Court Landscaping
- 10157 Marsh Pine Circle Trash Bins Visible
- 10119 Sandy Marsh Lane Exterior Personal Items
- 9668 Bay Pine Lane Trash Bins Visible
- 9651 Bay Pine Lane Water Hose
- 10319 Sandy Marsh Lane Landscaping
- 10325 Sandy Marsh Lane Landscaping
- 9706 Myrtle Creek Lane Water Hose
- 9632 Myrtle Creek Lane Landscaping
- 9551 Myrtle Creek Lane Trash Bins Visible
- 9955 Hidden Dunes Lane Trash Bins Visible
- 10161 Sandy Marsh Lane Trash Bins Visible
- 10161 Sandy Marsh Lane Bulk Waste
- 9686 Pacific Pines Court Landscaping / Trash Bins Visible
- 9813 Secret Cove Lane Trash Bins Visible
- 9869 Heron Pointe Drive Trash Bin Early/Late
- 9809 Osprey Landing Drive Trash Bins Visible
- 10181 Marsh Pine Circle Scooter
- 10061 Marsh Pine Circle Trash Bins Visible
- 10227 Sandy Marsh Lane Landscaping
- 9627 Myrtle Creek Lane Landscaping
- 9960 Hidden Dunes Lane Landscaping
- 9972 Hidden Dunes Lane Trash Bins Visible
- 9614 Pacific Pines Court Bicycle
- 9712 Heron Pointe Drive Landscaping
- 9808 Heron Pointe Drive Bulk Waste
- 9814 Heron Pointe Drive Trash Bins Visible
- 9868 Heron Pointe Drive Landscaping – Edge Lawn
- 9927 Long Bay Drive Trash Bins Visible
- 9824 Mountain Lake Drive Unauthorized Flag
- 10155 Mallard Landings Way Bulk Waste
- 9830 Marsh Pointe Drive Bulk Waste
- 10013 Marsh Pointe Drive Bulk Waste
- 9831 Marsh Pointe Drive Trash Bins Visible
- 10030 Marsh Pine Circle Landscaping
- 10393 Hart Branch Circle Bicycle
- Sandra motion to dismiss the following violations. Jeff seconded
- Motion approved
- **Violations dismissed 3-0**

9513 Painte Creek – Driveway, walkway and sidewalk cleaning

- Homeowner was not present.

- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Jeff motioned to fine. Sandra seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – No pool permit

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Sandra motioned to fine. Jeff seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – No roof permit

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Sandra motioned to fine. Leigh seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Detached garage without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Sandra motioned to fine. Jeff seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – No gas/propane permit

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.

- Jeff motioned to fine. Sandra seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Pool construction without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Jeff motioned to fine. Leigh seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Roof construction without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Jeff motioned to dismiss. Leigh seconded.
- **Motion to dismiss. Carried 3-0**

10345 Hart Branch – Windows without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Jeff motioned to fine. Leigh seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Painting/Stucco without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Leigh motioned to fine. Sandra seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Home construction without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Jeff motioned to fine. Sandra seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Driveway without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Sandra motioned to fine. Leigh seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

10345 Hart Branch – Balcony/Deck without ARB

- Homeowner was not present.
- Evena explained the process, presented documentation, and confirmed the violation.
- Committee reviewed the documentation provided.
- Sandra motioned to fine. Jeff seconded.
- **Motion to Approve Fine. Carried 3-0**
- **Fine Amount \$1000**

VI. Adjournment

- Jeff motioned to adjourn. All in favor.
- **Motion to adjourn. Carried 3-0**
- Meeting adjourned at 6:36 PM