

Vines Community Association, Inc.
Board of Directors Meeting
January 29, 2007

President Russ Rees called the meeting to order at 9:00 A.M. in the Perry Room of the Estero CC. Directors R.W. Collins, Chuck Freed, Joe Henningsen, Skip Loper, Russ Rees, Faie Saunders and Haskel Thompson were present.

The minutes of the December 19, 2006, were read. Faie Saunders requested that the minutes be amended to indicate that both the gatehouse and the fence be painted to match the walls. The minutes were approved as amended.

R.W. Collins reported on the 2006 financial status of the association. Since none of the other members had seen the report, the board postponed approving it until the next meeting.

Committee Reports:

Perimeter Lighting – Chuck Freed reported that he ordered two sample bollard lights to be installed on Vintage Trace so that we can get feedback from the residents.

Front Entrance – Haskel Thompson presented his report (see attached).

Safety/Security – Haskel Thompson presented his report (see attached).

Entrance Landscaping – Haskel Thompson presented his report (see attached).

Road Safety – Haskel Thompson presented his report (see attached).

Entrance Lighting – Haskel Thompson presented his report (see attached).

Landscaping – Joe Henningsen presented his report (see attached).

Roof Cleaning – Joe Henningsen presented his report (see attached).

Second Entrance – Wayne Doyle reported that he spoke to Mr. Sams, the owner of the property. He is not interested in selling his property. Wayne also spoke to someone at Lee County who said that, if the property was previously designated as a street, we could ask the County to have a hearing and restore that designation.

ECCL – Chris Smith described the makeup of the ECCL and discussed what they do.

Mailbox – Chuck Freed reported that of the 13 old mailboxes that were allowed to remain, 10 have asked to have a new box installed. There are 14 non-conforming mailboxes that remain.

Old Business:

1. Number on Entrance Sign – R.W. Collins moved that we put a street-number (19801) on the entrance sign even though Lee County will not assign us an address. The motion is seconded by Chuck Freed and approved unanimously.
2. Front Entrance Lighting – R.W. Collins moved that we get a new bid from May Electric that separates out the cost of the streetlights from the cost of the landscape lights and includes running new circuits to the front. The motion was seconded by Skip Loper and approved unanimously.
3. Street Signs – Haskel Thompson moved that we spend \$6000 for new street signs. The money would come from our reserves. The motion was seconded by Chuck Freed and approved 6-1 (R.W. Collins voting no).
4. Roof Cleaning – Joe Henningsen moved that we send a letter to the owners of the properties that the committee identified as needing to clean their roofs or driveways. The motion was seconded by Haskel Thompson and approved unanimously.
5. Second Entrance – Chuck Freed moved that we authorize Wayne Doyle to spend up to \$300 for a title search on the property that might be used as a 2nd entrance. The motion was seconded by Haskel Thompson and approved unanimously.
6. Tree at 19764 VTC – Gary Marsden reported that we have not yet received a reply to our letter to the homeowner. He will follow up with a 2nd letter.
7. Mailbox Modifications – Chuck Freed moved that we approve the nameplate added to the mailbox at 19065 Vintage Trace Circle. The motion was defeated 5-2 (Russ Rees and Joe Henningsen voting yes). President Russ Rees asked Faie Saunders to contact Trutwin Custom Signs to see if see if a standard nameplate is available for the mailboxes. Haskel Thompson then moved that we approve the addition of a nameplate to the mailbox at 19065 VTC if they install the standard nameplate. The motion was seconded by Faie Saunders and approved unanimously.
8. Lights on Lost Creek Unit – Gary Marsden reported that the offending lights had been turned off on the unit at the south end of Lost Creek.
9. Kinsey Payment for Wall Demolition – R.W. Collins reported that Mr. Kinsey has sent us a check for \$1250 for his portion of the cost of demolishing the brick wall. R.W. reported that the owners on the north side had not yet paid anything. The board felt that we still had some leverage with them since they want us to take some of their drainage water.
10. Gatehouse Painting – R.W. moved that we paint the gatehouse and the fence behind it to match the walls. The motion was seconded by Haskel Thompson and approved unanimously.
11. Engineering Study – Gary Marsden reported that we have hired an engineer to perform the study. President Russ Rees appointed R.W. Collins, Bruce Bach (Estero CC) and Bill Moore (resident) to be the contacts for the engineer.

New Business:

1. Bar Code Reader – Haskel Thompson reported that we received a bid from ABDi for \$16,785 to install a bar code reader and associated computer software at the gatehouse. Haskel moved that we accept the bid from ABDi contingent upon approval by our attorney. The motion was seconded by R.W. Collins and defeated 6-1 (Haskel voting yes). The majority of the board felt that we had plenty of time to get the contract approved by our attorney before voting to accept it.
2. Mailbox at 19163 VTC – Chuck Freed moved that we send the owners a letter instructing them to remove the reflectors from their mailbox. The motion was seconded by Faie Saunders and approved unanimously.
3. Vision 1 Realty Mailbox – Chuck Freed reported that Vision 1 has declined to replace their mailbox. The board decided to take up the matter with the owners of the property, R & S Development.
4. Pole Light Installations – The board decided to send a letter to the residents of 19227 and 19307 Vintage Trace Circle asking them to submit ARC requests for the lights they recently installed in their front yards.
5. 2007 Contracts – R.W. Collins moved that we approve the 2007 contracts with Lewsader’s Landscaping, Bonita Sprinkler and Aunt Bea’s Cleaning. The motion was seconded by Joe Henningsen and approved unanimously.
6. 2006 Audit – R.W. Collins moved that we use Wallace, Sizelove & Company as our auditors for 2006. They are the same company that we used for 2005. The motion was seconded by Skip Loper and approved unanimously.
7. Storage Box for Hurricane Panels – R.W. Collins reported that we could have a box built for \$325 or purchase a plastic storage box from Lowe’s for \$119. The board directed R.W. to buy the box from Lowe’s.
8. Tract D Assessment – R.W. Collins reported that the owners of Tract D have declined to pay the assessment. They contend that the Vision 1 Realty trailer is not on Tract D. The board directed R.W. to determine the boundaries of Tract D and report back.
9. Rezoning of Kinsey Property – Gary Marsden was directed to find out what changes Kinsey was asking for and report back to the board.
10. Christmas Lights – The consensus of the board was that the lights should come down immediately, including the ones on the gatehouse.
11. Annual Meeting Date – The board set March 26, 2007, as the date for the annual meeting.
12. VTC Mailboxes – Russ Rees moved that we not force any more homeowners to change to the new mailbox unless their house is sold or box gets into a state of disrepair. The motion was seconded by Chuck Freed and approved unanimously. Russ then moved that we bill the homeowners on Vintage Trace for the cost of their new mailboxes. The motion was seconded by Joe Henningsen and passed 5-2 (R.W. Collins and Chuck Freed voting no).

13. Joe Henningsen moved that we find a new attorney to represent the associations. The motion was seconded by Haskel Thompson and approved 6-1 (R.W. Collins voting no).
14. The board directed Gary Marsden to send a letter to the new owner of 19163 Vintage Trace Circle instructing them to remove the newspaper box from their property.

Architectural Review Committee:

1. 19147 VTC – Karen Ryder Retile roof Approved 7-0.
2. 19799 VTC – Joe & Peg Valenta Install pavers on driveway Approved 7-0.
3. 19823 VTC – Ross & Ann Emby Install retractable awning Approved 7-0.

The next Board meeting was scheduled for Monday, February 26, 2007, at 9:00 A.M.

With no further business to come before the Board, the meeting was adjourned.

Respectfully submitted

R.W. Collins
VCA Secretary

Committee Reports

Front Entrance: The Monument sign has been cleaned removing some mold on the North side. Jim Wilder has been working on finishing the sealing process; I am waiting on a return phone call to confirm the completion of the job. The section where we planned on putting numbers or street address remains blank on the sign, I am waiting for Gary to advise. I suggest we remove the framing for this and not have any confusion about an address at the front entrance. The Monument sign project is in effect a COMPLETED project and I feel the community should be very proud of our entrance sign!

Safety and Security: Things have been going very well with the security staff, no incidents reported. We are working with all the staff on raising the bar on professional courtesies for our members and guests. We have met with our software vendor on a needs analysis for Bar code and video surveillance equipment for the front gate as well as our future needs for the gate exiting out by Wal-Mart. More to come! February will have a focus on communications and detection of Vendors, Guests and Members who are flagrant violators of speeding in our community creating a very unsafe environment for everyone!

Front Entrance Landscaping: I continue to work with Gregg Diserio on the front entrance. The only items and issue we have outstanding at this time is warranty work on list of shrubs and maybe some additional trimming that the contractor agreed to do. We are holding some funds from final payment until the project is completed! The shrubs and other planting and maturing creating an inviting approach to our community for a long time to come!

Road Safety: The Street signs have been installed throughout our community. The exceptions are where Trutwin has welded a stop sign on the pole incorrectly. This project will be completed by the end of February. Lots of very positive comments on this project! Trutwin painted the curbs/ island at the front entrance plus repainted all the solid lines for intersection as well as redid all the curbs on Vintage trace for better visibility and safety! The letters on the information ladder sign coming into The Vines entrance have been changed out to reflective letters that will provide greater visibility.

Front Entrance lighting: I have met with Gregg Diserio and spoke to several times on the phone about obtaining a competitive bid. This includes a commitment from our electrical contractor to help get a bid. This will continue to be a focus and if we get something soon I suggest we call a special meeting to review proposal so we can start and complete the project!

Landscaping: Warm weather caused the flowers at the front entrance to become “leggy”. The problem was noticed by resident Vern Hart. I have contacted Lewsader and he said fertilizer and cooler weather will take care of the problem. The island on VTC, just past the turnoff to Grand Palm, needs refurbishing. I had Lewsader give me quotes for two possibilities. (1) Resod the open areas. Lewsader feels this would work as long as sprinklers keep the area moist. The system is currently doing that. Cost \$980.

(2) Install approximately 100 Junipers in the open spaces. The island would look similar to the one just left of the entrance drive. Cost \$2230.

Roof Cleaning: Haskel, Chuck and I (Joe) took another look at houses needing roof cleaning. We reduced the original list of 44 homes to 42 homes. We moved nine homes to a next year category. Following are our results:

Homes needing roof cleaning now - 33 homes

19025, 19033, 19041, 19049, 19081, 19123, 19171, 19187, 19267, 19291, 19583,
19567, 19685, 19693, 19705, 19709, 19721, 19725, 19749, 19753, 19757, 19761,
19765, 19777, 19781, 19791, 19803, 19807, 19811, 19819, 19843, 19859, 19883

Homes that we predict will need cleaning next year - 9 homes

19107, 19139, 19155, 19299, 19625, 19741, 19773, 19827, 19847

Driveways needing cleaning

19243, 19765, 19741

Community needing roof cleaning: Grand Palm