

Vines Community Association, Inc.
Board of Directors Meeting
July 16, 2007

President Russ Rees called the meeting to order at 3:00 P.M. in the Perry Room of the Estero CC. Director Jordan Ross was present in person. Directors George DeAngelis, Joe Henningsen, Skip Loper, Bob Manz and Russ Rees attended via speakerphone. Also attending: R.W. Collins (VCA secretary/treasurer), John Schoellner (ECC general manager) and four residents.

The minutes of the 6/18/07 meeting were corrected to indicate that Russ Rees will “update the community on the process and status of the mailbox issue.” The corrected minutes were approved unanimously.

The financial report for June, 2007, was approved unanimously.

Committee Reports:

Perimeter Lighting – Jordan Ross reported that work on this project is on hold until the residents get back in the fall.

Road Safety & Security – George DeAngelis reported that the bar code reader is being installed and we have ordered a supply of bar codes.

Landscaping – Joe Henningsen reported that Haskel Thompson is working with the landscaper to verify that the new orchid trees in the center island are the specified type.

Second Entrance – No report.

Railroad – See Old Business item 2.

Newsletter – No report.

Estero Country Club – No meeting this month.

Wal-Mart Entrance – No report.

ECCL – No report.

Old Business:

1. Overdue Account Collection Procedure – The board discussed the Ashar account. Bob Manz moved that we accept his settlement offer. The motion was seconded by George DeAngelis and approved 5-1 (Jordan Ross voting no). Joe Henningsen moved that we approve the late payment schedule proposed by our attorney, Ashley Lupo. The motion was seconded by Skip Loper and approved unanimously.
2. Railroad Crossing – Jordan Ross reported on the status of his negotiations with the railroad. We will have to keep the sightlines at the railroad crossing cleared for 200 ft on either side of the crossing. We will have to pay \$76,000 to have the railroad repair

the crossing. We have decided to stay with the 1985 contract rather than sign a new contract proposed by the railroad. We have also declined to install crossing signals and arms.

3. Front Entrance Lighting – Installation of the lighting is complete except for the lights for the 6 new royal palms. Those fixtures are backordered and will be installed in August.
4. VTC Mailboxes – One additional resident has accepted the new mailbox. Gary Marsden will call Trutwin and arrange for it to be installed.

New Business:

1. Railroad Crossing – Jordan Ross asked that the board consider installing a second set of speed bumps at the crossing to ensure that everyone stops at the stop sign. George DeAngelis said that he will ask the Road Safety & Security committee to consider it.
2. Resident, Tony Jirsa, asked that the old mailbox laying on the ground at 19591 VTC be removed. Gary Marsden will contact the homeowner.

Architectural Review Board:

1. Proposal from Hostetler's of 19567 Vintage Trace Circle to install a propane tank and generator. Joe Henningsen moved that the proposal be approved. The motion was seconded by Skip Loper and approved unanimously contingent upon having bushes planted around the generator to screen it from the road.
2. Jordan Ross noted that there are several contractors' signs on the property. R.W. Collins indicated that that was in violation of the Rules & Regulations. Pegasus will have the signs removed.

The next Board meeting was scheduled for Monday, August 20, 2007, at 3:00 P.M.

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

Respectfully submitted

R.W. Collins
VCA Secretary