

Vines Community Association, Inc.
Board of Directors Meeting
December 18, 2007

President Russ Rees called the meeting to order at 9:00 A.M. in the Perry Room of the Estero CC. Directors Joe Henningsen, Bob Manz, Russ Rees and Jordan Ross were present in person. Directors George DeAngelis, Skip Loper, and Faie Saunders attended via speakerphone. Also present were R.W. Collins and Chris Smith and John Schoellner.

The minutes of the 11/26/07 budget meeting and regular board meeting were read and approved.

The financial report for November, 2007, was approved.

Committee Reports:

Perimeter Lighting – Jordan Ross reported that he and R.W. Collins looked at light fixtures at Home Depot. Jordan received permission from the Board to spend up to \$500 to purchase and install some sample fixtures on the existing concrete posts. He proposed to paint the posts bronze to match the mailboxes. Bob Manz asked that we create a survey, that includes cost information, so that all the owners can express their opinion on the various alternatives.

Safety & Security – Russ Rees read a report from George DeAngelis (see Attachment A).

(Note: George DeAngelis left the meeting at this point.)

Landscaping – Joe Henningsen made a report.

Second Entrance – No report.

Wal-Mart Entrance – Chris Smith reported that Wal-Mart is not allowed to do any construction, including constructing our new entrance, until construction begins on the widening of US 41. That is now scheduled for 2010-2011 because of the funding and the disagreement over the location of the retention pond. Chris met with the Florida legislative representatives and asked them to break the project into two parts (North and south of Estero Parkway). Trudy Williams indicated that she would take the proposal to FDOT. Chris also indicated that the road construction would take 18 months, while the Wal-Mart construction would take 12 months.

Railroad – See Old Business

Newsletter & Website – No report

Estero Country Club – John Schoellner submitted a report on the marketing expenses from 11/01/06 to 10/31/07. Chris Smith reported that West Bay Club is turning brown because of watering restrictions. He suggested that we find a way to advertise that we have reclaimed water for irrigation.

Estero Council of Community Leaders – No Report

Old Business:

1. Railroad Crossing – Jordan Ross reported that he is still has not heard from the Railroad concerning a start date for the new crossing construction.
2. 19591 VTC Mailbox – Gary Marsden reported that the mailbox has been removed.
3. Iguana Problem – Gary Marsden reported that two small iguanas have been removed. One larger one may be left. The trapper will remove it when a sighting has been reported to Pegasus.
4. 2006 Audit – Gary Marsden reported that the auditors will release the report as soon as they receive the final payment.
5. Tree Trimming – Gary Marsden reported that he will be meeting with a representative from Lee County in the near future to sign a paper indicating that we are aware of the violation and will not do it again.
6. Property Inspection – Joe Henningsen reported that the committee inspected the property and produced a list of 23 homes whose roofs need cleaning and 1 driveway that needs cleaning (see Attachment B). The Board directed Gary to write a letter to each of the homeowners informing them of the problem. Gary will also contact the owners of the properties who need to clean out around the fire hydrants.
7. VCA Documents – R.W. Collins reported that he just received the proposed revised documents from our attorney and had not had time to review them. He will compare them to the existing documents and send a report outlining the changes to the Board by early January.
8. Marketing Committee Report – John Schoellner presented the Board with a report of the committee's expenses for last fiscal year.
9. Fraud/Security Seminar – Jordan Ross gave the Board a flyer advertising the seminar that he proposed to post on the neighborhood bulletin boards. The Board accepted the flyer. R.W. will see that it is posted on the Vines web site and e-mailed to all the residents.

New Business:

1. ECCL 2008 Dues – Joe Henningsen moved that we pay the \$200 ECCL dues for 2008. The motion was seconded by Faie Saunders and passed unanimously.
2. Silver Oaks Architectural Review Issue – The Board discussed the issue of who has architectural review rights over the proposed addition to the Buttleman house in Silver Oaks. The Board directed R.W. Collins to ask our attorney for an opinion.
3. Community Address Book – Jordan Ross asked the Board to consider publishing a document containing the names, addresses and phone numbers of all the Vines residents. The proposal was tabled until the January meeting.

Architectural Review Committee:

1. The Board considered a request from the Estero Country Club to construct an additional building at its maintenance facility to house equipment. The building would be a maximum of 12' high and would be painted fern green. Joe Henningsen moved that the Committee approve the request. The motion was seconded by Faie Saunders and was approved unanimously.

The next Board meeting was scheduled for Monday, January 28, 2008, 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

Appendix A – Road Safety and Security Report

Safety and Security

Pursuant to Board approval of the fy08 budget, a laptop computer has been ordered for the Supervisor's use at the Guard House. Total cost - \$528.94. Delivery is expected shortly after January 1st. Board members will be able to directly access the guard house once the system is operational and email address provided.

Bar code gate pass system continues to work well. I have one issue to bring before you.

A long time resident, who occupies his home for four months per year, has requested a bar code decal for his rental vehicle. Our current rules state that in order to qualify for a window decal one must:

- a. Own a residence at the Vines. Or:
- b. Own a vehicle registered to a residence at The Vines.

The applicant owns a home at the Vines, but rents a vehicle while in residence. It would seem appropriate to authorize a decal based upon the fact that the individual is an owner. The issue is complicated by the fact that the rental vehicle must be returned to the agency each 59 days, and a new rental vehicle issued. The complication is that the new vehicle would have to be re-stickered with a bar code decal. I have authorized that the initial vehicle be bar coded, but have not authorized bar coding of the second vehicle in 59 days, subject to board approval of a policy regarding the matter. The initial bar code will be programmed to expire in 59 days. The approximate cost of a bar code decal is \$2.50. Many members have two or three vehicles bar-coded.

I recommend that we establish the following addition to our current policy:

Residents of the Vines, using rental vehicles, are authorized to obtain bar code decals for their rental vehicles provided that:

1. They are owners of the property at The Vines where they will reside.
2. They provide security with a copy of a rental agreement listing the homeowner as renter of the vehicle and stipulating the duration of the rental period.
3. The rental vehicle is rented for a minimum period of 45 days.
4. Total number of rental vehicles to be bar coded does not exceed three per year per home owner.

I believe that this policy addresses a legitimate concern of certain home owners, does not compromise security and adds insignificant cost to the bar coding process.

We have been reminded by Law enforcement authorities that the area is experiencing an increase in cars being broken into, and valuables taken while in one's driveway. I recommend that we continue to remind our residents to lock their vehicles and homes, and to refrain from leaving valuables in clear view in their vehicles.

Incident

Our security supervisor reported the attached incident to me. I have asked Ron to provide me with the name and address of the offending lady.

With the board's approval, I will draft a letter of reprimand to the offending lady, instructing her to discontinue the practices of tailgating, speeding and passing within Vines property. I will offer her the opportunity to appeal. I will also include a copy of Mr. Appolonia's letter. I will forward a draft of my letter to the VCA board for edit before sending it.

Please advise me of your decision a.s.a.p.

ECC matters

On Sunday, December 16, 2007, acting as chairman of the ECC Membership Retention Committee, I delivered the first in a series of presentations as part of a new ECC Marketing Program. All residents who are not members of ECC and who are currently selling their homes were invited to Sunday brunch at the club. We gathered in the Palm room and I made a brief presentation explaining the benefits to both ECC and The Vines in selling their homes to golfers. The attendees were given 60 day Social Memberships to the club in response to their attending the presentation, and were told how they could receive as much as \$7500.00 from ECC by selling their homes to golfers who purchase club owned memberships. The attendees received the presentation well and ECC plans to schedule additional programs throughout the season.

Respectfully submitted

George DeAngelis

Appendix B – Property Inspection Report

VCA Property Report – 12/4/2007

- 19041 - Ladder being stored in yard
- 19486 - Lost Creek- light missing from exterior wall
- 19243 - Driveway needs cleaning
- 19299 - Roof needs cleaned
- 19591 - Yard (grass) needs attention
- 19799 - Roof needs cleaned
- 19815 - Roof needs cleaned
- 19847 - Roof needs cleaned, hurricane shutters still in place

Fire Hydrants

- Entrance SWVV
- 8450-3 SWVV
- 8489-3 SWVV
- 19131
- 8617 FB
- Entrance to VTC at guard house
- Tennis courts

Roofs need cleaned

- 19187
- 19179
- 19155
- 19107
- 19009
- 19039
- 19599
- 19607
- 19685
- 19733
- 19741
- 19765
- 19773
- 19785
- 19855
- 19863
- 19879
- 19871
- 19851