

**The Vines Community Association, Inc.**  
**Annual Members Meeting**  
**March 24, 2008**

The meeting was called to order at 9:00 AM in the Estero CC clubhouse.

A quorum of the membership was established by the count of proxies and sign-ins. Approximately 50 residents attended.

A motion and second was received from the floor to waive the reading of the previous annual meeting minutes and carried by voice vote.

Russ Rees gave the president's report, summarizing the board's accomplishments of the past year (attached).

R.W. Collins presented the treasurer's report (attached).

R.W. Collins resented a report on the Association's web site (attached).

Chuck Freed reported on the work by the Perimeter Light Committee. Sample bollard lights were installed last spring. A sample carriage light was installed on the concrete post across from the gatehouse and the post was painted to match the light fixture. The committee is currently soliciting bids for the purchase and installation of both approaches. When the bids are received, the committee will report back to the Board. It will then be up to the Board to decide what to do next.

Jordan Ross reported on the status of the railroad crossing repair (attached).

Chris Smith reported on the status of the US 41 widening project and thus our Wal-Mart entrance. He indicated that the project is currently scheduled for 2010/2011. However, Lee County has agreed to load the state the money necessary to move the start of the project up to 2009. Wal-Mart will pay the interest on the load.

The Board then took questions from the residents.

Russ Rees introduced the new board members for 2008-2009: Gladys Beron (Fairway Bend), Pat Cox (Southwind) and Bob Boothe (Silver Oaks). Russ also announced that, since he was unopposed, Jordan Ross has been elected to a 2-year term representing Vintage Trace Circle. Russ thanked the outgoing board members for their time and efforts on the board.

With no further business, the meeting was adjourned.

Respectfully submitted,  
R.W. Collins  
Secretary

## **2008 Annual Meeting Reports**

### **President's Report**

#### **Board of Directors**

Southwind – Russ Rees – President  
Silver Oaks – Faie Saunders – Vice President  
Fairway Bend – Joe Henningsen – Director  
Grand Palm – Robert Manz – Director  
Lost Creek – Skip Loper – Director  
Vintage Trace Circle – George DeAngelis – Director  
Vintage Trace Circle – Jordan Ross – Director  
Secretary/Treasurer – R.W. Collins  
Pegasus Property Management – Gary Marsden

#### **New Board Members for 2008–2009**

Gladys Beron – Fairway Bend  
Pat Cox – Southwind  
Bob Boothe – Silver Oaks

#### **2007–2008 Committees and Chairperson(s)**

Landscaping – Joe Henningsen  
Road Safety and Security – George DeAngelis  
Perimeter Lighting – Jordan Ross and Chuck Freed  
Railroad – Jordan Ross  
Newsletter and Website – Faie Saunders  
Estero Country Club Liaison – George DeAngelis  
Wal-Mart Entrance – Chris Smith  
Estero Council Community Leader – Chris Smith  
Second Entrance – San Carlos Park – Wayne Doyle  
Paving – Robert Manz  
Attorney Search – Skip Loper  
Christmas Lighting – Joe Henningsen

#### **Projects and Actions**

Ended the 2007 fiscal year in December with a positive fund balance which has been transferred to the Reserve Account

Built the 2008 budget plan with no increase over the 2007 budget

Continued to refine and use a long-range plan for the use of Reserve Funds for current and future capital projects

The 2007 audit showed that our operations conformed to generally accepted accounting principles

Successfully installed and implemented a bar code system at the front entrance

Hired a new VCA attorney, Ashley Lupo of Roetzel and Andress

Developed a central repository for all VCA documents

Paved VTC from the Gatehouse to the ECC maintenance building

Hosted two meetings with the Florida DOT and representatives of the Vines, Breckenridge and Pine Road regarding traffic safety improvements at the intersection of US 41 and the entrance to Breckenridge and the Vines (74% of all Vines residents voted on the proposed change with 78% voting for the change)

Updated the Hurricane Preparedness Plan on our Website

Approved an Overdue Account Collection Procedure

Installed flood lights to light up the palm and oak trees at the front entrance

Negotiated an agreement with Gulf Seminole Railroad for a new crossing at the Vines at a cost of \$76,000 plus. The Reserve funds will be used to pay for the project. Everyone must STOP, LOOK, and LISTEN at the crossing!

The second phase of the VCA documents update, a review by our attorney, has been completed

Hosted a meeting for residents on Security and Fraud Prevention put on by Ronald Kohl out of the Lee County Sheriffs Office

Hired a wildlife specialist to remove some exotic iguanas from the common property

Actively dealt with some issues regarding speeding and reckless driving

Provided for enhanced Christmas Season lighting and decorations at our front entrance and two bridges

Established a committee with the charge to pursue additional ways of enhancing the visibility of our front entrance

We are in the process of developing a VCA Directory of addresses, telephone numbers and E-mail addresses

Completed the installation of new road signs throughout the Vines

Significantly expanded our communications through the use of the ECC Newsletter, VCA newsletter and the Vines website, [www.TheVinesCA.com](http://www.TheVinesCA.com)

## **Treasurer's Report**

The following is a summary of our financial status as of 12/31/07.

Our operating income for the year was \$626,363 and our expenses were \$584,801. That left us with a surplus of \$41,562.

We spent \$254,500 of our reserves last year. \$107,000 was used for the landscaping and lighting of the entrance drive. \$64,000 was used to repave a portion of Vintage Trace Circle. The new traffic control signs cost \$20,000. The bar-code system cost another \$20,000. And we made a down payment of \$38,000 to Seminole Gulf Railway for replacing the RR crossing. Other reserve expenses amounted to approximately \$5,500. That left us with a balance of \$51,184 in our Reserve account. At its February meeting, the Board voted to transfer the surplus in our Operating account to the Reserve account.

A complete financial statement for 2007 was recently mailed to you. It is also available for viewing on our web site. Florida law now requires us to have our financial report audited. We will notify you of the results of this audit when it is completed.

R.W. Collins  
Treasurer

### **VCA Web Site**

The Vines Community Association web site can be found at [www.thevinesca.com](http://www.thevinesca.com).

The Board posts items there that it feels would be of general interest to the residents of the Vines. You will find the newsletters from the past two years and links to fraud alerts from the Lee County Sheriff's Office and Florida voter information. Also included are all of the documents for the Association, the schedule of board meetings and minutes from previous board meetings plus the current year's budget and last year's financial statement.

Each neighborhood also has a page on the web site. For some neighborhoods this only contains a description of the neighborhood. Other neighborhoods have chosen to have their documents on-line. Visit your neighborhood page and add your e-mail address to the neighborhood mailing list. That way you can receive e-mails from the VCA and your neighborhood.

## Railroad Crossing Report

In May of 2007, Gary Marsden of Pegasus Property Management received a call from Seminole Gulf Railway informing him that the required liability policy of the VCA had lapsed and they also wanted to talk to us about repairs at the crossing. Gary checked and the policy was in effect and told Harry Neeves of Seminole Gulf Railway that Jordan Ross would be in contact with him regarding the work.

I talked with Mr. Neeves and shortly after received a letter asking us to pay for the improvements to the crossing and the installation of signal arms and lights at the crossing. The RR also asked the VCA to sign a new contract. After reviewing the terms of the new agreement with our attorney and board members, it was decided to decline the contract.

On July 7, the Board responded to the RR that we would abide by our original Agreement of 1/1/85 and perform the maintenance work and decline the new contract. We received a reply from the RR stating that since we would not sign the new contract, the new agreements presented to the association have been withdrawn and we would still have to fix the crossing. With regards to the signals and arms, I will quote the RR letter:

“If the association would prefer not to install signals at this time (estimated cost \$155,000) we will insist that the foliage be cut back at the full cost and expense of the association, as per the requirements under the terms of the current agreement, and to the full satisfaction of the RR. This is a condition of the License agreement that is currently in place and designed to improve the site distance on each side of the crossing. This is an important safety issue with the RR as we have observed residents running the stop signs at the crossing. Failure to adhere to the terms and conditions of the agreement will constitute a breach of the agreement, and the RR may at its discretion remedy that breach with just cause for termination of that agreement”.

We responded to the RR on 8/08/07 that the site lines had been cleared and confirmed that the Association did not wish to install signals at this time and that we will make every effort to have vehicles stop at the stop signs. The cleared out areas really do help the line of site and look good too.

During September there was much conversation between Mr. Neeves and me. We did come to terms with the RR and signed a contract to do the repairs. We have managed to keep our existing agreement and avoid, at least for now, a very costly undertaking. It's up to us.

This is part of the signed contract “As you are aware there have been numerous instances of your residents and visitors running the stop signs at the crossing, occasionally they have done so in front of a moving train. We would request that the residents and visitors be informed that this will no longer be acceptable. The safety of our employees and the residents and visitors of the Vines is first and foremost. We will station a RR Police officer at the crossing from time to time and he will ticket violators. If this does not solve the problem we may revisit the installation of gates and lights at some time in the future”.

Please help us! We don't want the expense or the looks of gates and signals. If you are aware of people running the stop signs, ask them to please stop. It will cost us all a lot of money if we don't.

As of today, no definite dates have been set aside for the project. We will keep the community informed as to the when's and how's.

Draft