

Vines Community Association, Inc.
Board of Directors Meeting
February 25, 2008

President Russ Rees called the meeting to order at 9:00 A.M. in the Perry Room of the Estero CC. Directors George DeAngelis, Joe Henningsen, Skip Loper, Bob Manz, Russ Rees, Jordan Ross and Faie Saunders were present. Secretary, R.W. Collins and three residents also attended.

The minutes of the January, 2008, were amended to delete the cost of the bollard lights from the Perimeter Lighting committee report and add George DeAngelis' name to the members of Entrance Lighting committee. The minutes were approved as amended.

The financial report for January, 2008, was approved. Jordan Ross asked that the \$100 owed to Clyde Lynch be refunded to him. Gary Marsden will see that this is done.

Committee Reports:

Perimeter Lighting – Jordan Ross reported that his committee met two weeks ago. They have requested bids for the purchase and installation of the bollard lights. No bids have come in yet. George DeAngelis explained the possibilities of using an ornamental sleeve over the existing posts. Jordan proposed that he present the various options to the residents at the annual meeting.

Safety & Security – George DeAngelis presented the Safety & Security Committee Report (See Attachment A). Jordan Ross recommended that we have someone from the outside analyze our security. George said that he would have Ron Demaray get in touch with the Lee County Sheriff's Department.

Landscaping – Joe Henningsen presented the Landscape Committee Report (See Attachment B). The Board approved purchasing two rolls of frost protection fabric.

Railroad – Jordan Ross reported that he has not yet received a date for the start of the crossing repairs.

Newsletter & Website – Faie Saunders reported that she will soon be sending out the 2nd quarter newsletter. R.W. Collins received the Board's ok to put information about voter registration on the VCA website.

Estero Country Club – George DeAngelis presented the ECC Liaison report (See Attachment C).

Wal-Mart Entrance – Chris Smith reported on a meeting that addressed the widening of US 41. Lee County will borrow the money to move up the project. Wal-Mart will pay the interest on the loan. Chris will send the Board a copy of the timetable as soon as it is available.

Estero Council of Community Leaders – Chris Smith reported that the Vines was not included in the area of the referendum proposed by the “Vote Estero” Group. He asked that the Board ask the Vines’ residents to vote on whether they want to be included in Estero. Jordan Ross said that we should have a town meeting to discuss the pros and cons before we have any vote. Bob Manz indicated he thought the proposed vote was premature, since the referendum was cancelled. The Board took no action.

Old Business:

1. Sheriff’s Security Bulletin – Jordan Ross asked the Board’s opinion about whether we should e-mail the sheriff’s bulletins to every resident. The Board decided to just post a link to the bulletins on the VCA website.
2. VCA Document Change – R.W. Collins reported that he has not yet finished comparing the proposed documents with the existing ones. He will prepare a report to the board when he completes the work.
3. VCA Address Book – Jordan Ross moved that we publish a directory of the names and addresses of all the residents of the Vines. The motion was seconded by Skip Loper. R.W. Collins indicated that we need a way for a resident to opt out of having their phone number in the book. The motion was approved unanimously.
4. Culvert Repair Bid – Gary Marsden is getting bids on the project.
5. Auditor – Gary Marsden reported that he received a bid from Wallace, Sizelove & Company for \$4600. No other companies submitted a bid. George DeAngelis moved that we accept their bid. The motion was seconded by Jordan Ross and approved unanimously.
6. Perimeter Lighting – Jordan Ross and/or Chuck Freed will prepare a presentation for the annual meeting.
7. 2007 Fund Balance – George DeAngelis moved that we transfer the 2007 Fund Balance to our General Reserve account. The motion was seconded by Skip Loper and was approved by a vote of 6-1 (Russ Rees voting no).
8. Delinquent Accounts – The Board approved placing a lien on the Locastro and Cleaver properties and sending a late notice letter to Miller/Lemmer.
9. Architectural Guidelines – The Board decided to leave the updating of the Architectural Guidelines to the new board.

New Business:

1. Solicitations – R.W. Collins proposed to add an Article 10.3 to the Vines Community Association Rules & Regulations (See Attachment D). The Board decided to add the words “door-to-door” in front of the word “solicitation” in the first sentence. R.W. will rewrite the proposed rule and the Board will consider it at its next meeting.
2. Front Entrance Lighting – Joe Henningsen reported that he talked with Russ Whited about keeping the lights on the royal palms all year. Russ said that he would charge approximately \$4500 annually to light the palms with LED lights. Bob Manz suggested that, instead of lighting the trees, we move the flagpole to the front of the

island to make it more visible. Gary Marsden was asked to get bids for moving the flagpole.

3. Electric As-Built Plan – R.W. Collins reported that Kevin Maggard offered to provide us with an “as-built” plan for Vintage Trace Circle for \$100. Bob Manz asked if the Lee County already had plans on file. No one knew. President, Russ Rees, authorized spending the \$100 for a new plan.
4. Annual Member’s Meeting – Russ Rees asked the following people to prepare a report for the meeting.
 - R.W. Collins – financial
 - R.W. Collins – website
 - Jordan Ross – railroad
 - Chuck Freed – perimeter lighting
 - Chris Smith – Wal-Mart entrance

ARC Requests:

1. Fairway Bend – A request to paint the Fairway Bend buildings. Approved 7-0.
2. 19785 Vintage Trace Circle – Mr. Hagerty requested that he be allowed to remove the tree next to his driveway. Jordan Ross moved that the request be approved. There was no second. Joe Henningsen moved that request be approved subject to Mr. Hagerty also getting approval from Lee County. The motion was seconded by Faie Saunders and approved 6-1 (Jordan voting no).

The next Board meeting was scheduled for Monday, March 24, 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

Attachment A – Safety and Security Report

1. Eastridge Incident – Security reported a call from Mrs. Eastridge at 1 am, stating that she had seen a male attempting to operate her garage door security code. She indicated that she saw the individual twice and that her husband had seen him once. There was no rover car on duty at the time, so security recommended that Mrs. E. contact police. Police arrived and could not find intruder. Mrs. E reported that a contractor was working at her garage that day and that one of his workers seemed suspicious. No additional action was deemed necessary. Residents are cautioned to keep doors locked, cars locked and no valuables in cars left outdoors.
2. Passing Incident – Letter to homeowner who was blamed for passing and high speed on VT Circle was sent to VCA board for review, and then sent to the offender. I recently discovered that while the letter was correctly addressed by Pegasus, it was inadvertently delivered to another homeowner's Northern address then forwarded to the homeowner. The letter has been resent to the offender and we are awaiting reply.
3. Contractor Incident – Cleaning company vehicle with two women was observed at high speed on VT Circle. When the same vehicle entered the property at a later date, security warned them of their offense. Subsequent observance of their driving at the Vines indicates compliance with speeding restrictions.
4. Parking – Our request for parking rules of other Vines Communities has been sent and we have received some replies. I recommend that Gary contact the community president to try to agree on a meeting date for discussion of a property wide plan.
5. Bar Code System – The system continues to operate satisfactorily. The system experienced a minor breakdown a few weeks ago and the company responded promptly with repairs. We will reprogram the system to restrict access by employees when we receive the information from ECC Management.
6. Video Surveillance – Efforts continue to receive information and bids on a video surveillance system. Subject to cost, the system might provide better surveillance protection than increasing rover patrols. We will keep you informed.
7. The Lee County Sheriff's Office has notified local communities that a band of criminals are in the area, attempting to enter homes while residents are asleep. This has happened in a gated community, but not one that has security guards.
8. I would like board approval to invite Security Supervisor, Ron Demaray to our next meeting in order to present a semi annual report on the sate of our security.

Attachment B – Landscape Committee Report

I have been in contact with Lewsader re purchasing rolls of fabric to protect our flowers and shrubs in case of a frost. It has taken him longer than I thought, but he assured me he would find enough protection if we had a frost before he obtained the info.

Material comes in rolls 12 ft. wide and 250 ft. long. We need around 350 ft. A 250 ft. roll costs \$235. If we get two rolls the total cost is \$320. 50. Anchors cost \$62. Total cost for 2 rolls, including tax, would be about \$420.

I recommend we buy the two rolls. That would more than cover our present needs and the ECC could use some if they had plants/shrubs needing protection.

Lewsader will deliver the rolls and will cover our plants when needed.

We should be able to cover this cost in our budget.

Attachment C – Estero Country Club Liaison Report

The ECC Membership and Marketing Committee has conducted two introductory brunch meetings with home sellers who are not country club members. These sellers were given complimentary 60 day social memberships to the club and were briefed on the club's incentive program that offers substantial monetary rewards for those sellers who sell to golfers who in turn purchase club owned memberships. The program has been well received and the clubs ambassador program has entertained a number of prospective buyers since January.

The second stage of the marketing effort will be to present the program to those non ECC members of the Vines and Belle Lago whose homes might not be for sale, but who might be interested in the program should they decide to sell.

On Veteran's Day weekend, November 7-10, Estero Country Club, in cooperation with local real estate firms, hotels and design firms and hopefully with the co sponsorship of The Vines Community Association, will sponsor the 2008 Estero Country Club at the Vines Pro / Member golf tournament. The event will be a three day golf tournament played by club professionals and their members from many of the northern clubs that our Vines residents belong to.

Among many events scheduled for the weekend will be tours of homes here at the Vines and sales presentations by sponsoring real estate agencies. The projected financial commitment of the Vines Community Association will be well within the current VCA marketing budget and therefore will require no change to the VCA budget. This event is intended to expose between 25 and 50 couples to the Vines and Estero Country Club experience, with the potential benefits of home sales, club memberships and a multiplying sales effect of goodwill and recognition of Vines / ECC in many northern clubs.

The program will be formally presented at the ECC annual meeting. At that time, those members of ECC who also belong to private clubs in the north will be asked to attend a meeting and to initiate introductions to their board and pro staff.

We look forward to VCA participation in the planning and execution of the tournament and anticipate very positive results for our golf course and community.

Attachment D – Amendment to Rules & Regulations

Third Amendment to the Vines Community Association Rules & Regulations

The Vines Community Association Rules & Regulations are amended on this 24th day of March, 2008.

1. Article 10.3 is added.

10.3 Solicitations. There shall be no solicitation by any person anywhere within the Vines property for any cause, charity or any other purpose whatsoever, unless specifically authorized by the Vines Community Association Board of Directors.