

**Vines Community Association, Inc.**  
**Board of Directors Meeting**  
**May 19, 2008**

President Skip Loper called the meeting to order at 12:30 P.M. in the Perry Room of the Estero CC. Directors Gladys Beron, Bob Boothe, Pat Cox, George DeAngelis, Skip Loper and Jordan Ross were present in person. Bob Manz attended via speakerphone. Also present were Gary Marsden and Steve Allen from Pegasus, R.W. Collins, VCA Secretary/Treasurer, John Schoellner, ECC General Manager, and Chris Smith.

The minutes of April 21, 2008, meeting were read and approved as amended.

The financial report for April, 2008, was reviewed.

**Committee Reports:**

Perimeter Lighting – Jordan Ross reported that he and Chuck Freed had met with another light supplier and another installer. He will have facts and figures for the Board to review at its June meeting.

Safety & Security – George DeAngelis reported on the four bids that were received for a new security contract. The annual amounts were:

Wackenhut	\$251,946
Kent Security	\$227,432
Preferred Security	\$223,840
Elite Security	\$223,477

George recommended that we stay with Elite for the next few months until Ron Demaray is ready to make a proposal.

Landscaping – Bob Boothe presented his landscaping report (see attached).

Railroad – Jordan Ross reported that he has spoken with Harry Neeves and that they are working on a schedule for replacing the crossing.

Newsletter & Website – Pat Cox reported that information for the next newsletter needs to be in to her soon.

Documents – R.W. Collins reported that he had sent each of the board members a copy of his review of the proposed amendments. He will be sending his comments, along with any that he receives from the Board, to the Association's attorney next month.

**Old Business:**

1. Locastro Property – Gary Marsden reported that the bank has foreclosed on its lien on the Locastro property (19163 Vintage Trace Circle). Our claim was filed on 12/14/07 which puts us 4th in line for payment. Pegasus sent a note to the owner last month requesting that he clean up his lot. If he does not comply within 30 days, the Board voted unanimously to have it cleaned up for a one time charge of \$250 and then maintained for a fee of \$120 per

month. These charges would then be assessed to the owner in accordance with Section 10.12 of the Declaration.

2. Security Contract – George DeAngelis moved that we sign the proposed new contract with Elite Security for \$223,477. He indicated that we can get out of the contract by giving 30-days notice. The motion was seconded by Gladys Beron and passed unanimously.

Director Bob Manz left the meeting at this point.

**New Business:**

1. VCA Assuming Maintenance of All Roads within the Vines – Bob Boothe asked the Board to take over maintenance of all roads within the Vines. He also asked that a committee be formed to see if there were any other community wide expenses that the VCA could assume. The topic was tabled until the next meeting.
2. Architectural Review Meeting – Gladys Beron reported on the meeting with residents to discuss rewriting the Vines Architectural Guidelines. No action was taken.
3. ECC Listing Form – John Schoellner asked that someone from the VCA signoff on the validity of the wording in any rental listing for properties within the Vines. The Board agreed with the request and will refer each request to the appropriate neighborhood representative.
4. New Fertilization Ordinance – Chris Smith briefed the Board on the new ordinance recently passed by the Lee County BOCC.
5. Estero Mailing Address – Chris Smith asked the Board's permission to seek getting the post office for the Vines changed to the new Estero post office. George DeAngelis moved that the Board give Chris permission to pursue the matter. The motion was seconded by Gladys Beron and approved by a vote of 6-0.
6. Request to Waive Late Fee – Bob Boothe moved to accept the request from Margaret Newell (8290 Grand Palm Dr Apt 2) to waive the late fee on her 2<sup>nd</sup> quarter payment. The motion was seconded by George DeAngelis and approved by a vote of 6-0.

The next Board meeting was scheduled for Monday, June 16, 2008, at 12:30 P.M.

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

Respectfully submitted

R.W. Collins  
VCA Secretary

## Attachment A – Landscaping Report

### LANDSCAPING

Street lights have been fixed. Install new lights on islands when doing street lights.

Christmas lights need to come down. (replace?)

Paint fire hydrant by guard house. (fire department)

Both Belle Lago and Osprey Cove are not taking care of the ground behind their walls and hedges. No mulch (BL, OC). Dead palm tree. (BL) Brazilian peppers trees are growing onto our property (OC) roots are growing under the road across from 19583 Vintage Trace Circle

### RECOMMENDATIONS

Install new sod along Vintage Trace. (getting bids)

Replace old and worn out bushes. (getting bids)

Remove or cut down Brazilian pepper trees behind hedges. (getting bids)

Except for the queen palms, do not prune the palms or oak trees this year. Use the money saved to install sod and bushes.

Have the utility companies come in and straighten up there equipment. Can we paint them the same color as the mail boxes? Or at least paint them the dark green?

Remove the fence approximately from the Belle Lago cart gate down to Joe McAvoy's home and use the hedge of Toll Brothers as a common hedge for both Belle Lago and the Vines.

There is a large area across the road from Joe's home and behind some very old and dying bushes that could be cleaned out and turned into a park for our residents and would be a nice feature for perspective home buyers.

I have asked Joe Henningsen to be my co-chairman and he has accepted.

I will be forming a sub committee, chaired by Candy Boothe and made up with only ladies of the Vines to advise me on what and where they feel flowers, ground cover, bushes, etc., should be planted, along with the cost.

### BUDGET

Tree Trimming	Mulch	Plant/Tree/Sod Replacement	Flowers
\$18,000	\$16,000 (\$8000)	\$10,000 (\$8,200)	\$10,000 (\$540)

### AVAILABLE

\$18,000	\$8,000	\$1,800	\$9460
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**TOTAL \$37,260**