

Vines Community Association, Inc.
Board of Directors Meeting
October 27, 2008

President Skip Loper called the meeting to order at 9:00 A.M. in the Perry Room of the Estero CC. Directors, Bob Boothe, Pat Cox, George DeAngelis, Joe Houghtalen, Skip Loper and Bob Manz were present. Jordan Ross attended via speakerphone. Also present were R.W. Collins, secretary/treasurer, Steve Allen and Bill Wallick from Pegasus Property Management, John Schoellner, Estero CC General Manager, and five residents.

The minutes of the September 15, 2008, meeting were read and approved.

The financial report for September, 2008, was reviewed.

Committee Reports:

Safety & Security – George DeAngelis presented his report. He indicated that a line will soon be painted on the entrance drive near the gatehouse to separate the two incoming lanes. At that time the traffic cone will be removed. The information sign will be relocated to make it more visible. George also reported that the residents need to be aware that several break-ins occurred in Belle Lago. He then read a letter to the board concerning the proposed “Zero Tolerance Policy.” The board decided that in the future they would refer to the proposal as the “Vines Traffic Safety Policy.”

Perimeter Lighting – Jordan Ross recommended meeting with residents of each of the neighborhoods before making a decision on a lighting option. He also recommended sending a letter to each resident explaining the proposed options. Bob Boothe reported that the existing lampposts will be painted by the Estero CC with paint provided by the VCA. Because the lampposts are being repainted, the board decided to postpone indefinitely replacing the fixtures.

Architectural Review Documents – Jordan Ross reported that the committee will be meeting again soon.

Railroad Crossing – Jordan Ross asked Bob Boothe to have Lewsaders install sod on the south side of the crossing. The roadway striping will also be put back near the crossing.

Landscaping – Bob Boothe reported that 500 pintas will be installed near the entrance. Because of budget concerns, he is postponing putting down mulch and trimming the ficus until January, 2009.

Newsletter & Website – Pat Cox reported that she is looking for information for the newsletter

Estero Country Club – George DeAngelis reported on the Estero Experience.

Estero Council of Community Leaders – No report.

Old Business:

1. 2007 Audit – Approval of the audit report was tabled until the November meeting so that the board members would have a chance to read it.
2. Traffic Safety Policy – The board postponed developing the details of the policy until its November meeting.
3. Document Revision – R.W. Collins reported that he sent a set of questions to the Association’s attorney concerning the need for paragraphs in the existing documents that were removed in the proposed restated documents. He will report to the board as soon as he gets the answers from the attorney.

New Business:

1. Mortgagee Liability Resolution – Bob Manz moved that the board adopt a resolution regarding proposed legislation to address mortgagee liability for assessments (see attached). The motion was seconded by George DeAngelis and passed unanimously.
2. Landscape Light Cleaning – The board decided to have the lights cleaned quarterly instead of monthly. Steve will notify Aunt Bea’s Cleaning.
3. Domain Name Renewal – The board decided to renew the www.thevinesca.com domain name and sign up with Penguin Web Hosting for 3 years.
4. 2009 Budget – Skip Loper asked Bob Boothe, R.W. Collins and Joe Houghtalen to develop a budget proposal to be presented to the board at its November meeting.

The next Board meeting was scheduled for Monday, November 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

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VINES COMMUNITY ASSOCIATION
REGARDING PROPOSED LEGISLATION TO ADDRESS
MORTGAGEE LIABILITY FOR ASSESSMENTS**

THIS RESOLUTION is adopted this 27th day of October, 2008, by the Board of Directors of Vines Community Association, a homeowners association made up of 435 units/parcels/shares.

WHEREAS, the Association is a community association operating pursuant to Chapter 718, 719, or 720, Florida Statutes; and

WHEREAS, the Association is located in Lee County, Florida; and

WHEREAS, the Association is empowered to collect assessments for the payment of common expenses pursuant to Florida Statutes, and pursuant to the Governing Documents of the Association;

WHEREAS, Florida Statutes provides for the limited liability of a first mortgagee acquiring title to a unit/parcel/share by foreclosure for unpaid assessments which came due prior to the acquisition of title;

WHEREAS, the rising number of foreclosures filed by first mortgagees within the Association is having a dramatic negative impact on the Association's financial stability;

WHEREAS, the negative impact on the Association's financial stability is being exacerbated by the excessively slow pace by which the foreclosure lawsuits filed by the first mortgagees are proceeding to judgment and foreclosure sale; and

WHEREAS, the Statutes limit the first mortgagee's liability and are causing the Association to lose substantial revenue which then becomes the burden of the remaining owners.

NOW, THEREFORE, the Board of Directors of the Association resolves as follows:

1. The limitation of liability must be amended to require mortgagees to pay the unpaid assessments and other charges in order to protect community associations throughout Florida.
2. The elected officials to State office, both Representatives and Senators, must act during the upcoming 2009 Legislative Session to address the inequities present in the current Statutes.
3. The Association strongly encourages the elected officials to State office, both Representatives and Senators, to support and vote in favor of legislation which increases a first mortgagee's liability for unpaid

assessments and decreases the financial burden placed on community associations;

4. This Resolution will be attached to the minutes of the meeting at which this Resolution is adopted.
5. This Resolution will be mailed to the Association's respective State Representative and State Senator.
6. This Resolution will be faxed to Miami Beach City Commissioner Jerry Libbin at (305) 673-7096.
7. This Resolution will be mailed to Kenneth S. Direktor at Becker & Poliakoff, P.A., 625 N. Flagler Drive, 7th Floor, West Palm Beach, Florida 33401.

APPROVED AND RESOLVED this 27th day of October, 2008.

By: _____
President

Attest: _____
Secretary

Draft