

Vines Community Association, Inc.
Board of Directors Meeting
November 23, 2009

President Candy Boothe called the meeting to order at 8:30 A.M. in the Perry Room of the Estero CC. Directors, Candy Boothe, R.W. Collins, Bill Hallisey, Joe Houghtalen, Jordan Ross, Jake Slot and Bob Wagner were present. Also attending was Steve Allen, Pegasus Property Management.

The minutes of the November 9, 2009, meeting were read and approved.

The financial report for the previous month was reviewed.

Reports of Officers:

President – Candy Boothe reported that Silver Oak’s resident Thom Zirkle proposes to do electrical work for \$50/hr. The Board discussed how to identify streetlights that are out now that we no longer have a security rover. No decision was reached.

Treasurer – The Board discussed the Association’s collection policy. Candy Boothe will write drafts of new 30 and 45 day letters and the collection process will be reviewed by the Board at its December meeting.

Committee Reports:

Safety & Security – Jake Slot presented a letter from Ron Demaray, Security Supervisor, concerning using the Lee County Sheriff to patrol within the Vines (See Attachment A). Jake also reported that he discussed the situation with the sleeping security officer with Ron.

Landscaping – Bob Wagner presented the Landscaping report. The installation of the Christmas decoration is almost complete. New flowers have been planted along the entrance drive. We received an estimate of \$8,700 from Tropical Fence to repair the perimeter fence on a time and materials basis. Bob estimated that the final cost may be as much as \$12,000. The old north gate is now chained. FPL mulched many of the melaleuca trees it cut down. They will spray the mulch in 3 months to kill any new sprouts. We will have to have Lewsader’s spray every 3 months after that until there are no more new trees. Bonita Sprinkler has been authorized to install the remaining three pressure reduction valves. Bob expects that in addition to having fewer repairs we will use less water after the valves are installed.

Estero Country Club – Bill Hallisey reported on ECC items that impact the VCA. The ECC Board wonders whether a 40” monitor will be large enough for future security monitoring needs.

Old Business:

1. Bob Wagner moved that the Association hire Tropical Fence to repair the perimeter fence on a time and materials basis at a cost not to exceed \$15,000. The motion was seconded by Joe Houghtalen and passed unanimously.
2. 2010 Budget – The Board discussed the proposed budget. Joe Houghtalen moved that the budget be approved as presented. Bill Hallisey moved to amend the motion to reduce the quarterly assessment to an even \$300 by lowering the amount we put into our reserve account. Jakes Slot seconded the motion. The amendment passed unanimously. The original motion as amend also passed unanimously. The approved budget is included in the minutes as attachment B.
3. Amended Documents – The Board reviewed our attorney’s response to our 23 comments on the proposed amendment to the Declaration. Joe Houghtalen moved that the Board approve the proposed amendments to both the Declaration and Bylaws. The motion was seconded by Candy Boothe and approved unanimously. R.W. Collins will check with the attorney to see if the Articles of Incorporation need updating. R.W. will also develop a cover letter which summarizes the proposed changes to be sent out with the proposed amendments. The Board will present the proposed amendments to the homeowners in January and have them vote on them at the annual meeting in March.
4. Roof Cleaning – The Board decided to send a letter to all of the homeowners on the list generated by Joe Houghtalen. We will also include an indication of whether their driveway also needs cleaning. Some additional names may be added that only need driveway cleaning.

New Business:

None

Architectural Review:

19171 Vintage Trace Circle – Mr. & Mrs. Chilton requested to permission to install solar panels on the roof to heat their pool. Joe Houghtalen moved that the request be approved. The motion was seconded by Jordan Ross and approved unanimously.

The next Board meeting was scheduled for Monday, December 21, 2009, at 8:30 A.M.

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

Respectfully submitted

R.W. Collins
VCA Secretary

Attachment A. E-Mail from Ron Demaray

You may have noticed that there has been an increase in visits to the property by Lee County Sheriff VOICE units of late.

I have spoken with both Ron Kohl and Dep. Tom Schmidt in regards to the Boards request for an increase in presence of LCSO units within the property.

VOICE units have been directed to increase their presence in the community to “Daily” when circumstances permit.

Keep in mind, the VOICE officers are all volunteers and are un-armed. They do not have arrest authority. They can request a Deputy (and get a VERY quick response) if one is needed do to something about what they observe or has been reported to them while on the property.

VOICE units are primarily on during the day time so we will not see them in the evening or over nights.

As for LCSO Deputies, the request has been made that any units in the area, make random “area checks” within the community when they can.

The Board can request a unit for a 4 hour period of time (it costs about \$260.00 last check) to just patrol the property for trespass and criminal activity. This is a “special duty assignment”.

With a letter of agreement, the deputy could enforce failures to come to a stop at a stop sign, but speeding would require the roads within the property conform in both size and markings to state/county DOT regulations (ours are too narrow). The speed limit would have to be adjusted to either 20 or 25 mph and signs posted according to DOT standards. (the ones we have are not at the correct height or distance from the roadway edge as well as I believe being too small in size). And then the Deputy would then stop vehicles that exceed the posted speed by 5 mph or more. As a general rule 4 mph does not get stopped.

For a Deputy to enforce the Stop Signs on the property, a letter of agreement would need to be made between The Lee County District Attorney’s Office / Lee County Sheriff’s Office and the Vines Community Association.

Something to remember, if a Deputy stops a vehicle operator, and that operator is under the influence the Deputy can charge the operator with that once the door is opened with the letter of agreement; as I understand it.

Both Ron Kohl and Dep. Schmidt suggest that for the next “community meeting” where a majority of residents are expected to attend they would like to come and conduct a presentation and answer questions about crime prevention, Community awareness and perhaps a Neighborhood Watch Program as well.

Please let me know if you would like them to come. Just would need the dates so they can set up their schedules.

Ron

Attachment B. 2010 VCA Budget

	<u>2009</u> <u>Budget</u>	<u>2010</u> <u>Budget</u>
Administrative		
Management Fees	25,680	27,000
Marketing	23,000	12,000
Property Insurance	9,000	9,000
Legal Fees	10,000	10,000
Office Supplies & Postage	7,000	7,000
Annual Audit	4,500	4,800
Miscellaneous Expenses	1,924	3,297
Subtotal	81,104	73,097
Buildings & Lighting		
Repairs & Maintenance	12,000	15,000
Janitorial	1,638	1,836
Holiday Decorations	7,500	7,500
Subtotal	21,138	24,336
Grounds		
Mowing	57,336	57,336
Landscape Improvements	10,000	15,000
Tree Trimming	22,500	25,000
Mulch	22,000	10,000
Annual Flowers	5,000	0
Fertilization/Pest Control	10,445	13,445
Lake Maintenance	11,100	11,544
Wetland Maintenance	0	2,496
Pump Maint. & Elect.	4,200	0
Irrigation Water	2,500	5,064
Irrigation Wet Check	6,180	6,180
Irrigation Repairs	10,000	10,000
Subtotal	161,261	156,065
Security		
Guard Service	203,204	154,130
Patrol Vehicle	17,400	0
Patrol Radios	1,020	0
Road Safety	2,000	2,000
Computer & Software	1,800	2,500
Subtotal	225,424	158,630
Utilities		
Electricity	4,989	4,100
Telephone	3,000	3,800
Water/Sewer	500	500
Subtotal	8,489	8,400
Total Operating Expenses	497,416	420,528
Reserves		
General Reserve	129,000	116,400
Total Reserve Expenses	129,000	116,400
Total Expenses & Reserves	626,416	536,928
Annual Assessment per		
Unit	1400	1200
Quarterly Assessment per Unit	350	300