

**Vines Community Association, Inc.**  
**Board of Directors Meeting**  
**January 25, 2010**

Vice-president Jordan Ross called the meeting to order at 8:30 A.M. in the Perry Room of the Estero CC. Directors, R.W. Collins, Bill Hallisey, Jordan Ross, Jake Slot and Bob Wagner were present. Also attending was Steve Allen, Pegasus Property Management, John Schoellner, Estero CC General Manager, and 2 residents.

The minutes of the December 21, 2009, meeting were read and approved.

**Presentations**

Security – Ron Demaray, Site Supervisor, presented a number of security related items for the Board’s consideration. He submitted several bids for painting the reflective markings on the roads (see item 1 under New Business). He reported that Security now requires that all drivers entering through the visitor’s lane produce a photo id. He has received no complaints from vendors since he started the id checks. He reviewed with the Board the current policy when people get bar-codes versus dash passes. No changes were made in the policy. He asked that residents be reminded to provide Security with the names of any renters or realtors that have access to their unit. He also asked that the residents be informed of our safety and security procedures (see Attachment A). He discussed speed control devices with the Board. Traffic Logix makes a rubber “Speed Cushion” that forces cars to slow down but allows fire trucks and ambulances to straddle them, so that response times are not affected. The cost is \$900 per cushion. Ron will see if we can do the same thing with asphalt for less.

Resident – Joe Flom, 8341-3 Grand Palm Dr., spoke to the Board about the late fees and interest charged to his unit. He indicated that they were not his fault and asked the Board to rescind them.

**Reports of Officers:**

Vice-President – Jordan Ross asked the Board how long they wanted to leave the Christmas lights up. The response was that they should come down as soon as possible. Bob Wagner will see that it gets done.

Treasurer – R.W. Collins reported on the Association’s YE 2009 financial condition (The 2009 Financial Report is available on the VCA web site).

**Committee Reports:**

Safety & Security – Jake Slot presented his report. He will get pricing for speed bumps. The “No Trespassing” sign by the Belle Lago entrance has been taken down. The cost of a new sign and post is \$565. John Schoellner suggested that Belle Lago may be willing to pay for an appropriate sign and attach it to their side of the gate. John and Jake will meet with a representative of Belle Lago to discuss the matter.

Landscaping – Bob Wagner reported that he will be planting something in the NE corner of our property to block the view through the fence. He also said that he will be cutting down 3 dead

palm trees. The fence repair will be starting soon. Bob will get a bid from Lewsader's for spraying the mulch along the north fence to prevent new melaleuca trees from coming up.

Estero Country Club – Bill Hallisey reported that the ECC Board considers the Mashione letter (see item 2 under New Business) to be a VCA matter.

Estero Council of Community Leaders – Chris Smith reported that he and Bob Wagner attended the US 41 widening meeting. There will only be one cut through between our entrance and the Shell station to our north. That cut through will have a deceleration lane and u-turns will be allowed. The other cuts that currently exist will be eliminated. FDOT will not prohibit right turns on red at the Estero Parkway intersection at this time, but may reevaluate the situation later. Wal-Mart may begin construction of its new store when FDOT lets the first construction contract in November, 2010. Our exit to Estero Parkway will be among the first items constructed.

### **Old Business:**

1. Document Updates – R.W. Collins reported on the status of the updates. The Board decided to have only one informational meeting on Monday, Feb. 22, and ask the VCA's attorney to attend to answer questions.
2. Contribution to the Estero Defense Fund – This item was tabled until the February meeting in order to get an opinion from our attorney on the legality of the Association contributing to this fund.
3. Roof/Driveway Cleaning – The Board discussed the contents of a second letter. Steve Allen will prepare a draft.

### **New Business:**

1. Painting Road Markings – The Board discussed the various bids for repainting the roads. Bob Wagner moved that we accept the combined bid from Aunt Bea's and Trutwin Industries to clean and repaint the markings. The motion was seconded by Bill Hallisey and approved unanimously.
2. Mashione Letter – The Board discussed the letter from Mr. & Mrs. Mashione concerning Belle Lago residents walking their dogs on Vines property. The Board asked Jake Slot to speak with a representative from Belle Lago and ask them to request that Belle Lago residents not walk or ride their bikes on Vines roads. Correspondingly, Vines residents should not walk or ride on Belle Lago sidewalks and roads. The gate between the communities is for the exclusive use of Belle Lago residents, who are also Estero CC members, to get to and from the Country Club.

### **Architectural Control Requests:**

1. 19163 Vintage Trace Circle – The Board unanimously approved a request for a pool cage and deck.

The next Board meeting was scheduled for Monday, February 22, 2010, 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

Draft

## Attachment A.

**From Safety & Security:** Ron (Elite Protection Services Site Supervisor) asked that the following information be disseminated.

First, the Security Services are contracted by the Vines Community Association and are not employed by the Estero Country Club. If you have any problems with any of the officers, please call me at the gatehouse, or send an email to [VinesSecurity@hotmail.com](mailto:VinesSecurity@hotmail.com) as soon as possible so that the situation can be reviewed and appropriate actions taken. I report to the VCA-Safety & Security Chairman in regards to any complaint or incident I receive and what actions have been taken. I'm at the gatehouse (239)481-2640 Mon-Sat from 7am-2:45pm. If the problem is with me, please either contact your VCA representative or Elite Protection Services Branch Office at (239)437-1632 if you do not wish to address the problem directly with me.

**Bar code Reader Operations** The reader has been repaired in the past few months. The reader operates best when your barcode is passing the reader at approximately 3 feet and 3 mph or slower. To avoid the gate coming down before you pass it, please do not pass the reader until the vehicle preceding you has left the stop sign. Also if you pass the reader as the vehicle ahead of you passes over the ground loop sensor, your "authorization" may be canceled and the gate could come down. Remember: **3 feet, 3mph and don't pass the reader until the vehicle in front of you "leaves" the stop sign.** If you have dew on your window, you need to wipe the barcode off as well. Dew refracts the laser and the reader fails to read your barcode properly.

**Guests** - When calling the computer to authorize a guest, first remember the computer knows who you are so you do not need to leave your name and address as part of the message. Second, the recording time is approximately 10 second, you cannot change that, once you state your guests name, wait for the prompt to push the appropriate button. If you do not hear the computer tell you your guest has been authorized and you hang up, your message was not saved. Remember to use option 4 if your guest will be here for more than 2 days. If you do not and use option 1, your guests authorization cancels out at midnight and the Security Officer will attempt to contact you the next time your guest attempts entry. If they are unable to reach you, access will be denied. If your guest will be here longer than 30 days, please call the Security Officer directly with the information.

**Renters** -Residents/Realtors Please do not rely on the Country Club to pass on the information about renters to Security. Call the Security Officer or send an email with the renter's names and the dates they will be on the property.

**Dash Passes** We use two colors, Pink=Resident, Yellow =Guest/Renter Yellow passes are utilized for guests/renters who will be on the property for 30 days or longer. The guest still must enter the property via the guest lane. The pass does not "automatically" open the gate, but allows the Security Officer to more expeditiously verify the guest, provided the pass is clearly visible and face-up. Pink passes are issued to residents who have a loaner or rental car. Residents are asked to use the guest lane with the pink pass. If there is a line of cars, you may use the resident lane, but you will need to hold the pass up so the officer on duty can see it.

**PHOTO ID Required** Drivers of all vehicles entering the property in the guest lane are now required to show a valid picture ID. There are not exceptions to this rule. Valid ID =Government or State issued ID. If entering the property for business, a company ID. Anyone arriving via a taxi or limo must provide picture ID. You can hand it to the driver to present to the officer, or be in a position to do it directly. A group or family arriving by limo or taxi, a single ID is sufficient.