

Vines Community Association, Inc.

C/O Pegasus Property Management
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ACCEPTED

VCA Board of Directors Meeting
November 28, 2011 at 8:30 AM
The Estero Country Club – Palm Room

Call to Order: President Barry Freedman called the meeting to order at 8:30 AM.

Establish a Quorum: A quorum was established with President Barry Freedman, Vice President Bill Hallisey, Treasurer/Secretary Joe Houghtalen, and Directors Jake Slot, Chris Smith and George York present. Director Freeman Mast was absent. Steve Allen represented Pegasus Property Management.

Approval of Previous Minutes: Joe Houghtalen made a motion to approve the meeting minutes of October 24, 2011 as presented. George York seconded the motion. All were in favor.

Road Lighting Presentation: Joe McAvoy, Chairman of the perimeter road lighting committee gave a presentation on the proposed perimeter lighting. (See attached) Joe Houghtalen made a motion to appoint JoAnn Soukup, Chuck Gagnier, Tony Jirsa, Freeman Mast and Tom Zirkle (electrical consultant) to the road lighting committee. George York seconded the motion. All were in favor.

President's Report:

1. Barry Freedman announced a Town Hall meeting has been scheduled for Monday, January 16, 2011 at 8:30 am in the grillroom at the ECC.
2. Barry asked Board Members and Committee Members to notify him of items to add to the newsletter.
3. Lewsaders Landscaping cleaned areas at the front entrance.
4. Barry thanked the Landscape Committee for their work at the VCA entrance.
5. Barry reported that local real estate agents are working on a plan for three open houses per year and they would be using their own funds.

Treasurer's Report: Joe Houghtalen reviewed the October 2011 financials. The Association is in good condition.

Committee Reports:

Community Relations: Chris Smith reported that Wal-Mart is not responding to any questions about their progress towards construction. Champion Resorts gave a presentation and petitions may be going out to the Communities.

ARC:

19591: Add gutters and downspouts.

19875: Paint exterior of house.

Bill Hallisey made a motion to approve the ARC requests as submitted. George York seconded the motion. All were in favor.

The Board discussed a homeowner that removed a dead/diseased palm without submitting an ARC request. The Board decided to give them a reasonable amount of time to complete the ARC form or further action will be taken.

Safety & Security: Barry Freedman reported for the committee. The committee is investigating several options regarding improvements to the security of the area including increased surveillance, plantings, lighting and alarm systems. When their review is complete the committee will make recommendations to the board regarding any changes and/or additions.

New Business:

Rules & Regulations: Barry Freedman reviewed Section 2.8 that needs to be added to the Rules & Regulations before printing the booklets. The proposed changes will be mailed to the Members and voted on at the next meeting.

Budget: Joe Houghtalen reviewed the proposed 2012 budget. It was noted the no budgetary provisions were made for a security rover or for real estate marketing. Joe Houghtalen made a motion to approve the 2012 proposed budget as presented. Bill Hallisey seconded the motion. All were in favor.

Paving issues: Barry Freedman reported that the work is almost finished. It was not completed per the plans & specs as discussed with the contractor. The contractor will come back and mill out a 6' wide section and reshim and repave. Barry will then renegotiate the contract with the contractor.

Certificate of Compliance: Joe Houghtalen made a motion to give the property manager authorization to sign the Estoppel and Certificate of Compliance for new sales in the Vines Community. George York seconded the motion. All were in favor.

Adjournment: With no further business to discuss, Joe Houghtalen made a motion to adjourn the meeting. George York seconded the motion. All were in favor.

Respectfully Submitted,

Joe Houghtalen, Secretary

PERIMETER LIGHTING COMMITTEE

OBJECTIVES

- Develop a lighting proposal that provides a desired appearance, improves resident and guest safety and security, and adds value to the community.
 - Provide lighting in "dead areas" to improve safety and security
 - Produce illumination without direct viewing of the lamp from vehicles or resident homes
 - Select shelf components that will be available for long term serviceability and replacement

PERIMETER LIGHTING COMMITTEE

ACTION PLAN

TIMING

- | | |
|---|--|
| (1) Hold initial meeting and set Committee objectives, agree on an action plan, and develop responsibilities | November 18, 2011
(A) |
| (2) Contact other communities and inspect selected lighting | December 1, 2011 |
| (3) Survey existing perimeter lighting at night (drive around) to pinpoint critical areas where safety and security could be improved | December 1, 2011 |
| (4) Committee to meet and discuss findings from other community reviews and Vintage Trace drive around. Committee to decide which type(s) of perimeter lighting will be designed and quoted | December 9, 2011 |
| (5) Establish lighting parameters and specifications for perimeter lighting on Vintage Trace Circle | December 15, 2011 |
| (6) Contact selected lighting contractors and secure quotes | Start
December 20, 2011
Complete
January 20, 2012 |
| (7) Review quotes, select optimum proposal(s) and agree on key elements to be presented to the VCA Board | February 3, 2012 |
| (8) Present Committee recommended proposal to the VCA Board | Feb. 27, 2012
VCA Board
Meeting |

(A) = actual