

Vines Community Association, Inc.

C/O Pegasus Property Management
17595 South Tamiami Trail Suite 100
Fort Myers, FL 33908
Office: 239-454-8568
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Approved

VCA Board of Directors Meeting
December 26, 2011 at 8:30 AM
The Estero Country Club – Presidents' 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, Treasurer/Secretary Joe Houghtalen, and Directors Chris Smith, Freeman Mast and George York present. Vice President Bill Hallisey and Directory Jake Slot were absent. Steve Allen represented Pegasus Property Management.

Approval of Previous Minutes: Joe Houghtalen made a motion to approve the meeting minutes of November 28, 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. 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 asked board to review the letter he handed out. (see attached)
2. Barry reported that a low level stop sign will be erected at the Belle Lago golf cart entrance gate.
3. Barry reported that Tropical Fence will repair hole in perimeter fence on 12/27/11. They will also walk the perimeter fence and repair any other holes as needed.
4. Barry asked the Board members to encourage their owners to attend the Town Hall meeting on January 16, 2012.
5. Barry reported that Seaton Paving has been partially paid. Seaton was to come back and remill the sections discussed. Seaton Paving is not responding to Barry's phone calls. Barry has asked Pegasus to contact Seaton Paving to get the repairs made.
6. Barry reported that the culvert at the 11th fairway needs to be repaired after the water level drops.

Treasurer's Report: Joe Houghtalen reviewed the November 2011 financials and everything is in line with the budget.

Manager's Report: Pegasus Property Management mailed a letter to the homeowner for violating the community's traffic rules. A sample of the Vines rules & regulations book was presented. The book will be handed out at the Town Hall meeting.

Perimeter Lighting: Joe McAvoy gave an updated presentation on the perimeter lighting project.

Committee Reports:

Landscape & Lighting: George York reported that sod was replaced in some spots along Vintage Trace Circle due to people driving over it. Patriot will be the new Lawn Fertilization/Pest Company after a 30 day letter is mailed to ABC Pest Control. Thom Zirkle will now maintain the VCA perimeter lighting. Three palms on each side of the entrance will continue to be lit after Christmas. The curbing at the entrance will be re-painted. George will get a quote for painting "guest" on the asphalt at the entrance.

Community Relations: Chris Smith reported that Belle Lago is currently distributing the gate clickers. The control of the distribution of the gate clickers will be turned over to the ECC along with the gate maintenance.

ARC: Joe Houghtalen made a motion to approve the alteration applications for 19875, 19591, 19781, 19737, 19773, 19097, 19725 and 19089. Chris Smith seconded the motion. All were in favor.

Safety & Security: Freeman Mast reported on adding motion lights and cameras at the rail road tracks. After researching the cameras it was discovered that the cameras are not cost effective. The better option is to install motion activated lights. The Board decided against hiring a rover. It is not effective due to hiring senior citizens that are not permitted to carry guns. It will cost approximately \$9,000 to install two gates at the exit side of the guardhouse. Large concrete planters will be placed at the turn around at the guardhouse entrance to stop drivers from entering the exit side of the guardhouse. The county security specialist is working on the updated security report. Barry Freedman reported that Freeman Mast, Joe McAvoy and Bill Hagerty will meet with FPL to get their suggestions about lighting the perimeter fence.

New Business:

Rules & Regulations: Chris Smith made a motion to approve adding section 2.8 to the Rules & Regulations. Joe Houghtalen seconded the motion. All were in favor.

Lake Maintenance: Barry Freedman reported that the lakes will be maintained under contract by an outside vendor. Operation of the lakes will continue to be handled by the ECC.

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

Respectfully Submitted,

Joe Houghtalen, Secretary

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December 28, 2011

Dear VCA Members,

The Board of Directors of the Vines Community Association and I, want to wish you a Very Happy & Healthy 2012. The year 2011 has been a year of challenge & change within the VCA and I want to recap some of the changes and to encourage your participation as we move forward.

The first item is to invite and encourage you to **attend our Town Hall meeting on Monday Jan 16, at the ECC at 8:30.** Since Safety & Security are of utmost importance to all residents we want to review with you, events of the past few months and share with you items we are considering for implementation. Additionally, the perimeter lighting has been an issue for discussion for the past few years. A committee, headed by Joe McIvor, has been studying the issue for the past few months and will make a presentation of their findings and recommendations. So, again, please mark your calendars to attend and participate in these important discussions.

When the current Board of Trustees met for the first time in March 2010, we agreed to work through 5 committees and set sub committees or task forces as necessary. We also encouraged participation on these committees throughout the residential community. Initially, over 50 residents completed Indication of Interest forms for our committee chairs to select their members. The 5 committees, Architectural review, Safety & Security, Lighting & Landscape, Budget & Finance & Community Relations are each chaired by a Board members, have a Board co-chair, and 3-5 resident members. Each committee meets as necessary and reports to the Board at our regular meetings. This system is working very well, in that participation amongst approximately 30 residents provides diverse input and produces actionable results.

The VCA UPDATE, e-newsletter has produced its 11th edition in 9 months. The feedback we get is very encouraging and would seem to indicate that continuous communication is a sure sign of developing a harmonious community. Each issue is sent to over 450 participants either via e-mail, or snail mail for those who are "technologically challenged." Your continuous suggestions for additions and improvements to the newsletter are always welcome.

Section 720 of the Florida Statutes details the activities the VCA must participate in for our residents. These are quite different than those that the ECC works under as a Section 501c7 organization. However, we have established a very cordial and productive working relationship with the ECC Board and Staff personnel. Promoting Real Estate Sales, signage, entry roadway, the gatehouse, perimeter fencing, community beautification, and other items are of equal concern to both organizations. We are continuing to find ways to work together for the interest of all since under Law the organizations will remain separate.

Thanks to the diligent work of our Budget & Finance committee, we believe it will not be necessary to increase the quarterly VCA dues at this time. Each of our vendors has submitted new or renewal contracts at or below 2011 levels. Expenditures being considered for lighting, security, etc., should be able to be financed from our Capital Reserve Funds.

Finally, do not hesitate to contact me on any matter that you are concerned about. The appropriate committee will be notified and will get in touch with you.

Thank you for your encouragement and support. We serve at your convenience and want to serve you well.

Sincerely,
Barry Freedman
VCA President 2011-2012