

**Vineyards Community Association, Inc.**  
**Board of Directors Budget Meeting**  
**September 28, 2021**

**Call to Order:**

Tom Ruane called the meeting to order at 10:30 AM at the Vineyards Country Club 400 Vineyards Blvd. Naples, FL 34119.

**Notice & Quorum:**

Due notice was given, and quorum was met with Tom Ruane (TR), John Bauman (JB), Alan Norris (AN) and Joe Braden (Joe Braden) present at the meeting. Also attending was Linda Ames (LA), Dena Waltchack (DW), and Kristin Mello (KM) of PMP Management.

**Board Member(s) Absent:** Tom Sackett (TS)

**Neighborhood Representatives (NR) Present in Person or Via Zoom:**

Chardonnay – In Person  
Clubside – In Person  
Fountainhead – Via Zoom  
Hammock Isles Homes – In Person  
Hammock Isles Estates – In Person  
Hammock Isles Villas – In Person  
Laguna Royale – Via Zoom  
Montelena – In Person  
Napa Ridge Patio – In Person  
Napa Ridge Villas – In Person

Palo Verde – Via Zoom  
Regency Reserve – Via Zoom  
Tierra Lago – In Person  
Tuscany – Via Zoom  
Villa Florenza – Via Zoom  
Villa Vistana – In Person  
Vintage Reserve – Via Zoom  
Vista Pointe – In Person  
Wedgewood – In Person

**Acceptance of Prior Minutes:**

TR made a motion to accept the minutes from the February 9, 2020 Board meeting as written, JB seconded the motion, the motion was unanimously passed.

**OLD BUSINESS:**

**Status of Document Changes** – TR stated that the final review of the document changes has been sent to the attorney for their final draft. When the final draft is received TR stated that it will be circulated for review and a Town Hall meeting will be scheduled for questions and discussion. The item will be placed on the 2022 Annual Meeting agenda for approval.

**NEW BUSINESS:**

**Treasurers Report (AN):** AN provided an update on the status of the financials and reviewed the 2022 proposed budget.

**2022 Budget:** AN made a motion to approve the VCA Budgets as presented, JB seconded the motion, with no further discussion the motion was unanimously passed.

**Motion to Transfer \$300,000 from Master Operations Funds to the Master Reserves:**

**TR made a Motion to approve the transfer of \$300,000 from the operating fund to the reserve fund. JB seconded the Motion, The Motion carried unanimously.**

**Adjournment:**

**JB made a motion to adjourn the meeting at 10:54 AM, TR seconded the motion, the motion carried unanimously.**

Respectfully submitted,

Linda Ames, CAM, AMS, CMCA  
Association Manager  
Vineyards Community Association