

VINEYARDS COMMUNITY ASSOCIATION, INC.
BOARD MEETING
January 10, 2018

Approved 2/14/18

Call to Order: Tom Ruane called the meeting to order at 10:30 AM, January 10th, 2018, at the Vineyards Country Club (VCC), 400 Vineyards Blvd. Naples, FL 34119.

Quorum: A quorum was met. Present were Board of Directors (BOD): Tom Ruane (TR), John Bauman (JB), Stephen Sorett (SS), and Tom Sackett (TS). Alan Norris (AN). Also present was Stephen Cusson (SC) of PMP Management.

Approval of Minutes: TS, moved to waive the reading of the minutes from the December 13, 2018. Board meeting minutes and approve those minutes as written, JB, seconded the motion; the motion was unanimously approved.

Old Business:

- A. **Status of restating VCA documents:** TR stated in process but slow going.
- B. **Status of the Lake Drainage:** SC informed the Board that Blair Foley Engineering has completed his review of the permits and the drain outflows and informed us we have the proper outflows and the system is in good working order. Sewer Viewer Inc. inspected four sections of the underground piping that connects the lakes. Four sections of piping were chosen for the initial inspection connecting Bellerive, Clubside and Tra Vigne areas. We are awaiting the video showing us what the pipes look like inside and will evaluate how to move forward after reviewing that information with the Engineer and Board. If additional work is needed it may be necessary to continue inspecting some or all of the pipe connections between the lakes. Information will be shared with the Board and NR's as reports and work progresses.
- C. **Status of Storm Related Clean Up:** SC informed the Board the tree and debris removal work is almost completed, some additional stump grinding and finish clean up is needed. Fencing needs to be repaired and some new fencing added along the west and east sections of the Vanderbilt Beach Road communities. Gates will be installed from the wall to Lake 28 on the west side and from of wall to the fence on the NE corner of Villa Vistana. Work on the Berm, Arbor Blvd and other common areas are also continuing. Pro-tree will begin installing new plants along Arbor Blvd and Vineyards Blvd. The plant installation and sod installation work will continue well into the 2nd quarter of 2018. Fence repairs to the Arbor Blvd fencing and behind Hammock Isles will be completed during the 2nd quarter of 2018 as fencing contractors are backed up right now with work. Looking for alternative to waiting for fencing services, will keep Board apprised of any changes.

New Business:

- A. **Treasurers Report:** AN informed the Board approximately 620K has been spent on the storm cleanup to date. AN took a moment to thank all who sent in their first quarter assessments early to help with cash flow. It's expected the VCA will need to spend approximately 300K more for plant replacement and completion of the storm related damages and clean up.
- B. **Managers' Report:** SC The new lake service, Superior Waterways is doing a visual inspection of all the lakes 2 times a week and servicing as needed. New Capsure website has been ordered for the gate access control system which will help in maintaining a data base of visitors as well as give us a new visitor information website for the owners to use offering more features. SS suggested a possible training for the new website to residents. Juarez to install timers between Villa Vistana, Augusta Falls and Fountain Head for irrigation.
- C. **Next Meeting Date:**
The Board Meeting is tentatively scheduled for Wednesday, February 14th, 2018.
The Annual Board meeting for the VCA is scheduled for Friday, March 23 at 10:30 AM.

D. **Adjournment:** TR moved to adjourn the meeting at 11:30 AM ; TS seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS
Association Manager