

**VINEYARDS COUMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
*October 19<sup>th</sup>, 2016*

**Call to Order:** Tom Ruane called the meeting to order at 10:30 AM, October 19th, 2016, 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), Tom Sackett (TS), and Alan Norris (AN). Present by phone was Stephen Sorett (SS). Also present was Stephen Cusson (SC) of PMP Management.

**Approval of Minutes:** JB, moved to waive the reading of the minutes from the September 7<sup>th</sup>, 2016 Board meeting Minutes and approve the minutes as written, AN, seconded the motion; the motion was unanimously approved.

**Old Business:**

- A. **Status of RFP's for Landscaping and Property Management:** AN; reported to the Board that they received four proposals for property management of which all were higher in price then what PMP was charging, one almost double the cost. For landscaping we have four proposals with as high as a 15% difference in the price from Pro-Tree Farms, it's unclear at this time if the three outside bids include all of the services that are currently being provided under the Pro-Tree service agreement. The Board has asked PMP to review with Pro-Tree Farms to obtain clarification on the scope of work they are offering before the Board will review again.
- B. **Status of restating VCA documents:** JB; informed the Board a draft document has been received and after its first review appears to need a lot more work. TR and JB will review this draft with the Attorney and work on getting a presentable draft together before submitting to the NR's for additional feedback.
- C. **Summit Broadband:** AN, informed the Board the vote to keep the phone in the bulk package passed with 2607 votes in favor of keeping the phone in the bulk agreement, 67 against and 53 did not vote. AN; gave a brief update of communications with Summit Broadband and informed the Board that summit has completed the installation of the OBI "free" nodes in the following communities., Regency Reserve, Vista Pointe, Laguna Royal, Avellino Isles, Clubside Reserve, Montelena, Tuscany, Lalique, Chardonnay, Concord, Vintage Reserve, Silver Oaks and Tra-Vigne. They are waiting for additional OBI's before completing the work at Bellerive which will complete the multi unit communities in the Vineyards. A meeting with Summit is scheduled for November as the VCA is asking for an amendment to the contract to tighten up language and clarify services and penalties.

**New Business:**

- A. **Managers Report:** SC, we are working on completing the trimming of trees and gearing up for mulch to be applied along with the winter flowers.
- B. **2017 Proposed budget:** SC informed the Board the voting to add a new line item into the pooled reserves for lake related issues has passed with a vote of 2223 to allow, 218 against and 286 no reply. With that information, the draft budgets presented at the September do not need to be changed. TR made a motion to approve the budgets as presented at the September 7<sup>th</sup> VCA Board meeting, AN, seconded the motion, the motion was unanimously approved.
- C. **Access Control:** SC informed the Board that after additional review of the Cap-Sure website and learning tools it may be best to avoid trying to make that web-site work for specific needs and to develop our own tools to notify the owners on how to use the software. A draft letter and package is being put together for the Board to review and approve before going out to the owners who own properties behind the access control gates.

- D. **Next Meeting Date:** The Next Board meeting is scheduled for Wednesday November 9<sup>th</sup>, 2016 at 10:30 AM at the Vineyards Country Club 400 Vineyards BLVD, Naples, FL 34119. It was noted that if no pressing business was on hand the meeting may not be needed.
- E. **Adjournment:** (JB) 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