

Vineyards Community Association, Inc.

Board of Directors Budget Meeting

September 26, 2024

Call to Order:

Dave Simbari called the meeting to order at 10:31 AM at the Vineyards County Club, 400 Vineyards Blvd, Naples, FL 34119.

Notice & Quorum:

Due notice was given, and quorum was met with John Bauman (JB), Phil Trigiani (PT), Alan Norris (AN), and David Simbari (DS) present at the meeting. Also attending was Kristin Mello (KM) and Kendal Tubesing (KT) of PMP Management.

Neighborhood Representatives (NR) Present in Person:

Avellino Isles	Napa Ridge Patio
Augusta Falls	Napa Ridge Villas
Concord	Regency Reserve
Erin Lake	San Rafael
Fountainhead	Tra-Vigne
Hammock Isles Estates	Valley Oak
Laguna Royale	Vista Pointe
Montelena	Wedgewood

Acceptance of Prior Minutes:

Alan Norris made a motion to accept the minutes from July 10, 2025 Board meeting as written, John Bauman seconded the motion, the motion carried.

OLD BUSINESS:

1. **Lake Drainage:** Dave Simbari discussed the progress on the lake drainage cleaning in the north and south basins. MRI has inspected 93% of the system remaining will be done in the next week.
2. **SBB TV Installation Update:** Alan Norris stated that there are 797 homes that have been converted. The entire community will be completed by the end of the season. The Summit Contract is up December 31st, 2027.

NEW BUSINESS:

- a. **Financial update:** Alan Norris stated the that finances are good shape and the reserves are fully funded. The power washing is coming up. The insurance came at a lower rate than expected.
- b. **MRI proposal Approval:** *Dave Simbari made a motion to approve the MRI proposal dated September 24, 2025 for \$127,600 to clean and remove sand and debris from the drainage structures in both the North and South Basins. Alan Norris seconded the motion carried unanimously.*
- c. **Review and Approval of the 2025 Proposed VCA Operating and Reserve Budgets.** Alan Norris discussed the proposed 2026 Budget and responded to questions.
Dave Simbari made a motion to approve the proposed 2026 budget. John Bauman seconded and the motion carried unanimously.

Adjournment:

DS made a motion to adjourn the meeting at 11:21 am, JB seconded the motion, the motion carried unanimously.

Respectfully submitted,
Kristin Mello, CAM

Association Manager
Vineyards Community Association