

VINEYARDS COUMMUNITY ASSOCIATION, INC.

BOARD MEETING

December 13, 2017

Call to Order: Tom Ruane called the meeting to order at 10:35 AM, December 13th, 2017, at the Vineyards Country Club (VCC), 400 Vineyards Blvd. Naples, FL 34119.

Tom Ruane took a moment to remember brothers Michael and Joseph Procacci, the men who created the Vineyards Community and who both recently passed.

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) attended by phone. Also present was Stephen Cusson (SC) of PMP Management.

Approval of Minutes: TS, moved to waive the reading of the minutes from the October 11, 2017 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 informed the Board that the first draft from the attorney has been received. A committee made up of TR, JB, John D'Alimonte from Terracina, Robert Lipstein of Hammock Isles and Bill Morgan of Avellino Isles have reviewed the draft and made comments. TR is now in the process of collating the comments and will then review with the committee before going back to the Attorney to have some or all of those comments/changes incorporated into the 2nd draft. Once the second draft has been reviewed by the committee a draft will be presented to the NR's for comments. After the NR's have an opportunity to comment the final changes will be brought before the NR's for a vote to amend the documents.
- B. **Status of the Lake Drainage:** The Board has engaged the engineering firm of Blair Foley to conduct a review of the permits and drainage into the SFWMD canal. To date Engineer Foley has meet with TR and SC and reviewed the concerns of the community with them. Engineer Blair has reviewed the drainage permits with SFWMD to confirm the discharge rates and if the permits/rate could be increased. The SFWMD has indicated the permits could not be changed to increase the discharge rate. On 12/19 Engineer Foley and SC will make a visual inspection of the two discharge pipes at the VCA. In addition The Board is in the process of having Sewer Viewer Inc inspect some 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 to give us a report of the condition of those pipes and if cleaning is needed. Engineer Foley will also evaluate the findings from Sewer Viewer and advise the 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 continues along the Vanderbilt Beach wall near Fountainhead, Augusta Falls and Villa Vistana. The fencing along that stretch has been removed and in its place gates will be installed from the wall to Lake 28 on the west side and from the wall to the fence on the NE corner of Villa Vistana. Work on the Berm, Arbor Blvd and other common areas are also continuing. Once all the demo and removal is completed 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.

New Business:

- A. **Treasurers Report:** AN gave an updated review of the financial status of the VCA including the expense and estimated cost for the remaining work to be done with cleanup/tree removal and plant/sod replacement within the VCA. AN reviewed the cash flow and budget surpluses that has allowed the association to stay current to date and how those amounts are now close to capacity. AN outlined a plan to borrow funds from the reserves for short term operational expenses until the 1st quarter assessments are received. Redirect cable penalties to general funds to pay down the loan from reserves, rebuild our contingency funds which

are already built into the 2018 budget and use the typical monthly favorability of at least 20K to repay the loan. Beginning in 2019 we can build repayment into the budget which will be offset by the redirection of the fiber loan scheduled for payoff in 2018 as well as some other items. AN plans to create a storm recovery fund over the next few years to add at least 300K to the already 220K we have for contingency items. If we get hit with another storm in 2018 we would need to borrow funds from a lending source or have a special assessment.

B. **NR Vote:** After hearing the Treasurers Report the community members and Board then asked questions and voiced concerns along with suggestions for a special assessment. After all concerns were addressed TR made a motion to approve the Board to have the authority to borrow up to \$ 700,000 from the reserve funds of the VCA Master Budget and the VCA Access Control Budget to fund outstanding and projected cost for the cleanup and repair of the damage caused by Hurricane Irma; JB seconded the motion, with no further discussion a vote of the neighborhood representatives was taken. The motion was passed with the yes votes of Avellino Isles 198 votes, Arbor Glen, 42 votes: Augusta Falls, 35 votes, Bellerive, 86 votes, Camelot Park 35 votes, Chardonnay 60 votes, Clubside Reserve 84 votes, Concord 136 votes, Erin Lake 27 votes, Fountainhead 70 votes, Glen Lake 25 votes, Hammock Isle Custom Homes 45 votes, Hammock Isles Vilas 73 votes, Lalique 104 votes, Montelena 33 votes, Napa Ridge Patio 29 votes, Napa Ridge Villas 34 votes, Palo Verde 43 votes, Regency Reserve 240 votes, San Miguel 28 votes, San Rafael 24 votes, Silver Oaks 106 votes, Terracina 82 votes, Tierra Lago 44 votes, Tra-Vigne 77 votes, Tuscany 120 votes, Valley Oak 215 votes, Venezia Grande 24 votes, Villa Florenza 38 votes, Villa Verona 34 votes, Villa Vistana 64 Votes Vintage Reserve 112 votes, Vista Point 96 votes and Wedgwood 49 votes for a total of 2,512 in favor of the motion;
Sonoma Lakes 33 votes, voted against the motion, the motion passed.

C. **Managers Report:** The new lake service, Superior Waterways will be taking over the lake maintenance for the VCA beginning in January. The service comes highly recommended; if anyone has concerns with how this new service operates please give PMP a call so they can assist the service in getting familiar with the community and our expectations.

D. **Removal of Fencing Along Wall at Vanderbilt Beach Road:** TR informed the members and Board the fencing along the wall area was damaged severely during the hurricane and will be removed. In its place two sections of gates and fence will be installed from the wall areas. Those communities if they wish can utilize some or all of this space with the understanding this is a utility easement and subject to all of the rules of a utility easement.

E. **Fountainhead request to make repairs to erosion on two lakes:** TR reviewed the ARC request from Fountainhead to repair some erosion issues to lake 28 and 30. TR informed the Board the application and engineering reports were reviewed by Blair Foley Inc for the Board who informed TR the proposed work was an acceptable method for erosion repair/control. TR asked if Augusta Falls who shares one of the lakes with Fountainhead has been made aware of the application and erosion work as presented in this application. Augusta Falls had reported to PMP last week that they had not, TR then asked if the Augusta Falls had any concerns regarding the work being requested for approval as it could have an effect on the shared lake, the Augusta Falls NR replied no. With no further discussion the application was approved.

A brief discussion concerning access control took place. SS made a request for place cards to be given to all guest and contractor entry vehicles. SC advised the Board they were looking into a new software system to allow the swiping and keeping of information from the licenses for a period of time through the software provider CapSure as well as reviewing procedures of our access control. Without knowing where the vehicles actually drive to after they leave the gate enforcement would be difficult.

F. **Next Meeting Date:** The next Board meeting for the VCA is scheduled for January 10th at 10:30 AM.

G. **Adjournment:** JB moved to adjourn the meeting at 12:03 PM ; TS seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS
Association Manager