

VINEYARDS COMMUNITY ASSOCIATION, INC.

Board Meeting

approved on 3/13/2019

February 13, 2019

Call to Order: Tom Ruane called the meeting to order at 10:35 AM, February 13, 2019, at the Avellino Isles Clubhouse 595 Avellino Isles Circle 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), Alan Norris (AN) and Stephen Sorett (SS). Also, present was Stephen Cusson (SC) of PMP Management.

Approval of Minutes: JB made a motion to approve the Board meeting minutes from 12/12/2018, as written, SS seconded the motion; the motion was unanimously approved.

Old Business:

Status of Document changes: TR reported that the VCA is waiting for the revised draft of the Declaration. When it is received, TR along with other members of the community will meet to discuss suggested substantive additions/deletions which will then be presented to the NRs for comment.

Status of Lake Pipe Inspection: SC confirmed the VCA would be adding some water height marking poles to some of the southern basin lakes before the rainy season to help evaluate the drainage among different lakes.

SC reported that the dive team had returned on Monday February 11th to finalize the inspection and cleaning of pipes in the southern basin, as needed. Once that work is completed, the results will be sent to Emilio Robau engineering to complete the map showing the location of the lake pipes for presentation to the NRs. The north basin has not yet been inspected. SC reported that the north basin pipes will be inspected and cleaned after the south basin is completed.

Member Ed Moulton has been locating and mapping junction boxes between lake connections pipes as well as street drain locations within communities and roadways. Some of these drains require cleaning at the catch basin or removing soil covering the manhole covers of the junction boxes. This is a function of the sub-associations for all street drains. When Ed has found issues that require additional work, that information has been delivered to the sub-association. SC suggested all sub-associations conduct an annual inspection of their drains to confirm all are functioning properly before rainy season.

A question from a NR was had the Board discussed investigating if there was a claim against for developer for reimbursement of the costs incurred in locating/cleaning the lake pipes. The Board has not yet considered that issue. SS stated that he would like to have the issue raised with counsel. SS will submit what question(s) he would wish to have put to counsel.

New Business:

A. Treasurers Report: AN informed the Board that the year-end reports have been completed and the audit will commence soon. AN informed the Board that the VCA did not to borrow any funds from the reserves during the 2018 year and all reserves were fully funded. The cost of the storm

cleanup and repair total \$ 988,389. As budgeted, those monies spent will be replenished over the next couple of years for use in emergencies.

- B. Manager's Report.** The web site is working well and PMP is putting together the necessary documents to include a realtor's page for listing homes in each of the sub associations. If your sub association is not managed by PMP please let your managers know that PMP will be requesting this information so all associations can be included in this part of the web-site. The VCA is also making some changes to the access control interiors replacing worn work desk counter tops with new ones and more functional space. The association has been reviewing various access control software proposals and awaits a revised proposal from a local vendor to upgrade our equipment and software. The current software is no longer being upgraded and slowly phased out by the manufacturer. The newer products will include a new guest portal for residents to use for changes to their guest list. It will be available on smart phones, computers, tablets and other like devices.
- C. Speeding on Arbor Blvd.** TR discussed speeding vehicles on Arbor Blvd and discussed some of the equipment the Board has been investigating including photo flashing speed indicators and portable radar equipment. After a brief discussion of the pros and cons of enforcement efforts and costs, it was clear the sentiment of the NRs was to avoid the costs and the environment created by such equipment. TR informed the NRs of two speeding instances over the past few weeks, one of which resulted in PMP having the bar code deactivated for entry through access control. This now requires the driver to wait in line and show a license to enter. Once the driver has shown that he can be trusted to drive safely, the bar code will be reactivated.

All members are asked to report to PMP any vehicles unreasonably exceeding the speed limit. In that report, please include the make, model, color and license plate, if possible, so we can evaluate and take appropriate action, which will be a phone call or email to the violator for the first report. On subsequent occasions, other responses will be necessary including, deactivating the bar code temporarily. Please make sure all driving age members in your homes are aware of this policy.

It's important that we all realize that we must share this road with walkers, bicyclists, and other vehicles. We do not physically have the room for a bike lane or larger sidewalk.

ADDED ITEM: Some of the NRs stated that they had not yet received the mailed notice for the upcoming VCA annual meeting. That members may not have ample time to respond to the notice to place their notice of intent to run for the Board is a concern as well as the ability of the NRs to poll their members on the upcoming election. The Board later directed SC to reschedule the date of the Annual Meeting. The Annual Meeting will now be held on April 29, 2019 at the Vineyards Country Club at 10:30am.

The candidate's forum will still be held on March 13 at the Avellino Clubhouse.

- A. Adjournment:** JB moved to adjourn the meeting at 12:08 PM. TR seconded the motion, the motion passed unanimously.

Respectfully submitted,

Stephen Cusson, CAM
Association Manager