

**VINEYARDS COUMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
*February 8<sup>th</sup>, 2017*

**Call to Order:** Tom Ruane called the meeting to order at 10:30 AM, February 8th, 2017, 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), Alan Norris (AN) in person and Stephen Sorett (SS) by phone. Also present was Stephen Cusson (SC) of PMP Management.

**Approval of Minutes:** AN, moved to waive the reading of the minutes from the January 11, 2017 Board meeting and Executive Board Meeting minutes and approve the minutes as written, JB, seconded the motion; the motion was unanimously approved.

**Old Business:**

- A. **Status of restating VCA documents:** TR informed that Becker & Poliakoff has begun to review current VCA documents and then to provide new up to date and concise documents. TR also informed the NRs that, under FL law, all HOA's must make certain filings with the State before the expiration of 30 years from original recording in order to preserve the validity of covenants and restrictions. The VCA is in the process of doing that as its 30 year window is July 2017.
- B. **Summit Broadband:** AN informed the Board the Communication Committee with Sam Holbrook, and Frank Mambuca among others has put together a 4<sup>th</sup> amendment to the Summit contract that they will be recommending to the Board to approve. Once the agreement is approved and signed by Summit we will be able to distribute to the NR and members. They hope to have this wrapped up within the next 60 days or less.
- C. **Access Control Visitor Management System:** Thus far we have approximately 500 members, who have signed on and begun to use the system, most of the feedback has been extremely positive. We will continue to send out information so more of our owners use the system.
- D. **Request to install a sidewalk along Vintage Colony Blvd:** The item was closed; there was not enough interest from the communities located along Vintage Colony Blvd.

**New Business:**

- A. **Managers Report:** SC, we have completed 90 % of the plating on the back side of the lake near the hospital to help block off the view of the highway. We are looking into irrigation to extend the hedge the 2<sup>nd</sup> half of the stretch but are not yet sure we have enough pressure to go any further. Tree trimming is ongoing and we are preparing for the March/April oak tree leaves which take daily cleanup.
- B. **Access Control Camera System:** SC is 90% complete as they finish up the south gatehouse, picture quality for both daylight and nighttime photos has improved.  
A brief discussion commenced concerning lake maintenance, erosion issues, lake plants and it was suggested that the VCA organize meetings from time to time for the NR's to share ideas, experiences, meet with different vendors and lake maintenance firms who work on similar issues. PMP will organize and arrange a meeting in March for the NR.
- C. **Annual Meeting Date:** The Annual meeting for the VCA will be held on Wednesday March 8<sup>th</sup>, 2017 at 10:30 AM. At the Vineyards Country Club 400 Vineyards BLVD, Naples, FL 34119.
- D. **Adjournment:** JB moved to adjourn the meeting at 11:30 AM. AN seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS  
Association Manager