

VINEYARDS COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

July 10, 2025

10:30 am

Minutes

1. **Call to Order and Establish Quorum:** Dave Simbari called the meeting to order at 10:30 a.m. July 10, 2025 at the Vineyards Country Club 400 Vineyards Blvd. Naples, FL 34119. The Board meeting notice was posted on Tuesday, July 8th, 2025. A quorum was met with Board members: Alan Norris, Dave Simbari, Phil Trigiani and John Bauman present. Kristin Mello of PMP Management was also present.

2. Approval of Minutes:

John Bauman made a motion to approve the Board meeting minutes from September 26, 2024 and April 23, 2025 as written. Alan Norris seconded the motion and it was unanimously approved.

3. President's Report: NA

4. **Treasurer's Report:** Alan Norris reported that the VCA website is not working properly, it either needs to be updated or replaced in order for it to be able to include all of the website requirements. The next VCA board meeting dates are October 7th (budget approval) and December 2nd, 2025. The 2026 board meeting schedule will be added in the next few months. The VCA reserves are fully funded.

5. Old Business:

- **Discussion of Summit:** Dave Simbari stated that 100 of the 266 homes so far identified have been converted. A rollout plan from Summit is expected soon, which will identify the four phases for completion of the remaining homes. Rollout will take many months to complete.
- **Discussion of Vanderbilt Wall:** The wall on Vanderbilt has been power washed and painted by Collier County.
- **Discussion of Roving Patrol:** Alan Norris stated that there have been two patrol cars that have been totaled in the last few years which raises the question as to whether we should replace and reinstitute the patrol. The total cost of purchasing, insuring, maintaining and staffing for the patrol would \$61.00 per door for the first year for those homes behind the gates. None of the HR's expressed an interest in moving forward with the replacement.
- **Discussion of Drainage:** Dave Simbari reviewed the drainage for the overall Vineyards property and the VCA areas in particular explaining that there are two separate basins, North and South. The VCC has completed all the inspecting and cleaning of the lines they are responsible for. While the inspection and cleaning of the VCA portion of each basin is periodically performed, for this round the South basin is 60% complete and a plan is being

developed for the inspection and cleaning of the North basin. As a reminder each of the individual communities are responsible for the inspection and cleaning of their respective drainage systems.

- **New Business:**

- a. **Approval of Lake Michigan Reserve CD:**

Alan Norris made a motion to name the Vineyards Community Association (VCA) account signers for the Lake Michigan Credit Union (LMCU) membership: Alan Norris and John Bauman. Dave Simbari seconded, and the motion carried unanimously.

Alan Norris made a motion to name the Vineyards Community Association (VCA) account signers for establishing accounts and Certificates of Deposit at financial institutions: Alan Norris and John Bauman. Dave Simbari seconded, and the motion carried unanimously.

6. **Adjournment:** Dave Simbari moved to adjourn the meeting at 11:28 am. Alan Norris seconded the motion, and it passed unanimously.

Respectfully submitted,

Kristin Mello, CAM
Association Manager