

VINEYARDS COMMUNITY ASSOCIATION, INC.

Board Meeting

approved 4/29/2019

March 13, 2019

Call to Order: Tom Ruane called the meeting to order at 10:35 AM, March 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: AN made a motion to approve the Board meeting minutes from 2/13/2019, as written, SS seconded the motion; the motion was unanimously approved.

Old Business:

Status of Document changes: TR reported that the status remains the same as in February. The VCA is waiting for the revised draft of the Declaration from counsel. 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. TR believes the changes will be completed and sent to the NR's for review and voting in 2019.

Status of Lake Pipe Inspection: TS confirmed that the VCA would be adding several water height marking poles to some of the south basin lakes before the rainy season. SC informed the Board the pipe inspections are going well, only three more pipes remain to be checked in the south basin and some cleaning at two of the pipe's ends. With the south basin pipe inspection going well, the Board has directed SC to also have the north basin lake pipe connections inspected this year and to complete any work needed before rainy season. Once the inspections are completed, confirmation of the pipe locations and sizes will be sent to our engineer who will then be able to complete the map of lake pipe connections and prepare a presentation of the lake drainage system for the VCA.

In response to a question that was asked at the February's Board meeting, TR informed the NRs that counsel has advised that the statute of limitation is four years for a claim under Fl Statute 720.307(4). That statute enumerates documents which the Developer is mandated to deliver not later than 90 days after turnover. Turnover in the Vineyards was 1/1/2016.

New Business:

- A. Treasurers Report:** AN informed the Board that the January financial shows the association 36,000 positive for the month which is partly due of the rebuilding of funds used for the hurricane clean up for 2017 and 2018. The VCA remains financial healthy.
- B. Manager's Report:** The web site will be adding in the documents for each community also with a sales package, application etc. This should be completed by the Annual meeting. We are ready to proceed with upgrading to the new Dwelling Live Software for our gate access once some final information is reviewed with SS. SS is looking for more protection from the service in the event of a data breach. SS would like the service to indemnify the Association and is waiting for more information from Dwelling Live Software. We are also looking into insurance coverage we have for such problems and the cost for more.

- C. Speeding in Neighborhoods.** TR discussed a request from a neighborhood to have the VCA disable the bar code on vehicles reported to the VCA as problem speeders within that community. A conversation ensued where the majority of the NR's present informed the Board that they believe this to be an individual sub-association issue to work through and should not involve the VCA. Therefore, the VCA will take no action.
- D. Candidates Forum:** The Candidates Forum is scheduled for 10:00 AM on 3/25/2019 at the Vineyards Country Club.
- E. Annual Meeting:** The annual meeting is scheduled for April 29th at 10:30 at the Vineyards Country Club. Announcement of the candidates will be sent to the NRs the week of 3/18. With regard to voting at the Annual Meeting, William Dimento of Fountainhead, advised the Board that had filed a complaint with the Fl. Department of Business & Professional Responsibility against the VCA alleging that the voting was not "secret" as required by the VCA Bylaws. The VCA had not yet seen a copy of the Complaint. JB made a motion that the VCA continue to conduct the Board election as planned, AN seconded the motion, the motion was unanimously approved. (Subsequent to the meeting, Mr. Dimento advised that he had withdrawn the Complaint)
- E.** There was an open discussion concerning roadway drains and maintenance. SC reviewed that most of the valley gutter style drains are subject to being covered with landscaping debris slowing the drainage of the surrounding water. The problem happens frequently when the oak trees are losing leaves as they have been over the past few months. Even when the drains are clear just prior to a storm, the leaves are quickly blown off the trees and along with other debris is washed on top of the storm drains. Removing the leaves and debris from the top of the drains allows the drains to flow freely into the lakes. On common roadways, Pro-Tree will do this during business hours. The next business day after the storm Pro-Tree continues its routine of removing the oak leaves from the common roadway. Neighborhood drains are the responsibility of the neighborhoods. Most of the sub-associations have residents who clean off the storm grates near their property after or during a storm to allow the drains to remove the excess water.
- G.** SS suggested that the VCA should begin to look at the Summit bulk communication contract expiring in 2021. TR informed the Board that the Cable Committee had begun talks with Summit in the 4th qtr of 2018. Summit offered to provide some enhanced services in exchange for a 5 yr extension to the current contract. The committee has also been in talks with other providers. All talks have been exploratory and there is nothing further to report at this time.
- A. Adjournment:** JB moved to adjourn the meeting at 12:10 PM. SS seconded the motion, the motion passed unanimously.

Respectfully submitted,

Stephen Cusson, CAM
Association Manager