

***Vineyards Community Association, Inc.***  
***Annual Advisory Board Meeting***  
***Vineyards Community Center***  
***March 3, 2011***

***Approved 3/23/12***

**Attendance:**

Robert Rogers	VCA
Stephen Cusson	Association Manager
Tim Surlas	Augusta Falls
Walter Feldgoise	Camelot Park
William Fronmuller	Chardonnay
Paul Meade	Chardonnay
Ellen Watts	Clubsides Reserve
Sandra Brown	Fountainhead
George Raines	Glen Lake Estates
Michelle Willax	Glen Lake Estates
Will Orlove	Laguna Royale
Dan Anderson	Napa Ridge Patio
Gail Weiss	Palo Verde
Tom Sackett	Regency Reserve
Robert Castronova	San Rafael
Frank Mambuca	Terracina
Michael Werner	Tierra Lago
Martin Bryant	Valley Oak
Adele Duba	Villa Verona
Fred Minter	Vintage Reserve
Stephen Demidovich	Wedgewood

**I. CALL TO ORDER**

Mr. Rogers called the meeting to order at 4:00 p.m. on, Thursday, March 3, 2011 at the Vineyards Community Center, 6231 Arbor Boulevard, Naples, Florida.

**II. DETERMINATION OF QUORUM**

Due notice was given and a quorum established with Robert Rogers and Stephen Cusson, property manager. There were 20 Neighborhood Representatives and Alternates present and 23 absent. In addition several residents were in attendance.

**III. CONFIRMATION OF PROOF OF NOTICE**

Stephen Cusson, Association Manager, notified all neighborhood representatives of record with the Annual Meeting Notice on February 3rd, 2011.

**IV. APPROVAL OF MINUTES**

A motion was made from the floor to accept the 2010 Annual Meeting minutes as written, the motion was seconded and the motion passed unanimously.

**V. REPORTS OF OFFICERS** none

**VI. UNFINISHED BUSINESS** none

**VII. NEW BUSINESS**

Mr. Rogers opened the floor to the Neighborhood representatives to discuss any issues they might have for the VCA.

Jim Kelly from Clubside Reserve asked Steve Cusson who monitors the lake maintenance company servicing the Vineyards what was being planned to correct the lake issues in their community. He made the comment that he appreciated all the communication from PMP and the diligent efforts being displayed by Steve to address problems in the VCA but wanted to know that steps were being taken to address the weed problem in Lake 35. Steve spoke about the research he had completed to understand the lakes; how the depth, temperature and flow determined the type of treatments needed. He stated the State & County had very strict guidelines as to when and how lakes were treated and that the South West Florida Water Management District (SWFMD) would not allow the VCA to extend treatments into the canal system that connects with the VCA. Steve explained how the cost of maintaining the lakes was prorated according to the linear footage of any community bordering a lake. He noted that Lake 35 near Clubside Reserve was more difficult to treat as it was one of the main feeder lakes; water is pumped through that lake to host part of the VCC irrigation system. Pumping 1.5 million gallons a day out of this lake prevents the chemical treatments normally used for this type of weed from being effective. It was suggested to close off the irrigation pumping during the rainy season to allow the chemicals to take effect in that lake. He stated the VCA was working diligently with the County and the Lake service company, Aquatic Systems, to ensure the lakes are healthy and viable for years to come. Denny Kunish of Aquatic Systems, the service company contracted to maintain the lakes throughout the VCA, was present to explain the process and legalities required of the State and County regarding treatment such as chemicals and stocking of fish. The VCA had already submitted a request to the State to add a quantity of carp fish, approximately fourteen hundred, to the Association lakes. The carp will eat the weed and its roots and over time can be an effective tool in treating a lake with such water turnover as Lake 35. It was suggested we add Aerators to help with this lake issue. With the average depth of the lakes below 14 feet in the Vineyards the need for such equipment is not as great. The issue in lake 35 is not related to lack of water turnover and that is what an aeration system is designed to do, turn the water adding oxygen to the water at lower depths. Arbor Glen was looking into determining if an aeration system would help to rectify the issue they have in their lake. Arbor Glen has an algae problem which in recent years has become difficult to control using chemical treatments alone. Littorals were recommended for lake erosion but the communities needed to remember they take almost two- three years growth to show major improvement and the plants bloom in off-season when most residents are not here. The littorals also help to absorb the excess chemicals from the landscaping before they can damage the stability of the lake water. As an FYI to the membership Midge Fly treatments are scheduled to begin and would extend over the next six weeks. Tom Sackett expressed his thanks to Steve and PMP for keeping on top of issues as these and indicated he thought Steve Cusson was the best property manager they had ever experienced working here at the Vineyards. Steve thanked Tom for the recognition and informed the audience we need to recognize that 50% of the credit goes to Lee Gouny of PMP who works side by side with Steve to insure the service to the community.

It was asked if the VCA Access Control would de-activate bar codes for residents who were in arrears of

the fees to Associations. Robert Roger explained they had been asked but the VCA's position was that they did not want to place the Access Control in a possible position of confrontation with owners or as enforcement officers and believed the Associations had to work as effectively and as legally possible within their own communities to collect back fees. It was asked if the Access Control would remind visitors to keep the guest passes on the vehicles dashboard to avoid removal of the vehicle by an association. Frank Mambuca expressed his belief that the VCA Access Control did a great job and was very pleased with their performance and that of PMP.

Adele Duba asked if there was any way to mark the speed bumps on Arbor Blvd. for night enhancement; she indicated they cannot be seen in advance. Steve will investigate if there is paint with reflective properties available to use. (It was later found the speed bumps do have six reflectors each).

Tom Sackett asked if different landscaping could be implemented on Vintage Colony Blvd. to increase visibility for community entrances. Residents could not view oncoming traffic and it was very dangerous to access the Blvd. PMP is working with Pro-Tree to reduce some of the plantings.

The operating surplus brought to light in the 2009 audit report for the Vintage Colony Blvd budget was being reviewed to determine how to adjust to keep it at the proper dollar amount. Steve explained that the VCA would be completing an audit for the VCA every year and as part of the audit Steve had asked the Auditor to review this subject to help split up the financials into four statements to reflect the four VCA budgets. Going forward we will have a clearer picture of what each budget may have for a surplus if any and if adjustments to future budgets are needed to take these findings into consideration. The VCA has already set up 4 different operating accounts and will be separating the financial reports for 2011 as part of this process. Steve reviewed how the four budgets are separated and allocated according to use by communities.

Robert Rogers introduced the representatives from Pathworks', Josh Hansel and David Nickerson as well as the Master Board President of Pelican Marsh, Jim Carter, for the presentation on alternate bulk cable services. Pathworks explained the existing line of service equipment with Comcast and the small percentage or signal servers to communities' then how the demand by homes further drains the signal. Their company would install the fiber optics right to the door of each unit or, in condominiums, to the building. The contract would be for ten (10) years, installation would be no charge to the communities and the content provided over these new lines would be from various companies such as Century Link, Dish, Direct TV, and others. Satellite dishes would be installed in a few locations within the VCA, in a non-intrusive area, to service the units within. It was recommended to investigate several other providers to get a clear presentation of options available. Frank Mambuco explained his expertise in this area and suggested a committee consisting of NRs to investigate other providers and present their findings to all the NRs to help determine if combining all the Associations would allow for greater leverage in pricing. Martin Bryant explained he had already been researching the subject and warned the NRs present to make sure they knew their contract expiration date to not be caught with an automatic renewal with Comcast if it was not desired. He stated he had a contact at Comcast that had been assisting him and offered to provide the name to any NR. NRs asked if their associations had contracts. It was explained PMP had contracts for all the associations they managed and the expiration date was believed to be 2013 for most; the dates would be verified. NRs were requested to contact their property management company to get the pertinent information regarding their Comcast contract. PMP has a contact in Comcast who was assisting with expiration dates and expedited community repairs.

**VIII. ADJOURNMENT**

**There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 5:45 p.m.**

**Respectfully submitted,**

**Stephen Cusson, CMAC®, AMS®  
Association Manager**