

VINEYARDS COUMMUNITY ASSOCIATION, INC.
BOARD MEETING
April 12th, 2016

Call to Order: Tom Ruane called the meeting to order at 3:00 PM, April 12th, 2016, 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), Alan Norris (AN), Stephen Sorett (SS) and John Bauman (JB), present by phone was Tom Sackett (TS). Also present was Stephen Cusson (SC) represented PMP Management.

Approval of Minutes: (SS) moved to waive the reading of the minutes from the March 8th, 2016 Board meeting and for the March 22nd 2016 executive meeting minutes and approve them as written; (AN) seconded the motion; the motion was unanimously approved.

Communication Committee Report:

Sam Holbrook gave the Board a review of the Summit Broadband history and current status of services and service issues.

Old Business:

- A. **Status of Speed Humps/ Speeding Issues:** The speed humps are now scheduled to be installed within the next 2 weeks with work beginning on 4/14. The location of one of the humps will be installed approximately 150 feet closer to the Terracina Entrance from the previous bump after receiving consent to have this moved from Terracina owners living near this location and the Terracina Board. The Board and members commented that several areas of the vineyards have speeding issues that need to be reduced. After a brief discussion PMP was asked to work with the Sheriff's Department to come up with a plan to help reduce this problem.

New Business:

A. VCA Meeting Schedule for 2016:

The Board agreed to move the monthly Board meetings from the second Tuesday of the month to the second Wednesday of the month at 9:00 AM. PMP was to check with the Vineyards Country Club to see if they could accommodate the new day and time. (The VCC Does have the room available) beginning in May the Board meetings will be held on the Second Wednesday of the month at 9:00 AM. We have booked the room through the month of April 2017 for this same day and time each month.

B. Identifying Vendor contacts Needing to be updated for the 2017 budget:

The Board discussed their responsibility to review and competitively bid out some of the vendor services for the VCA. PMP was directed to put together specs for landscaping, management service and access control. The specs will first be reviewed by the Board who will use them to obtain prices for similar services. It was noted that the Board has no desire to change any of the vendors at this time but as part of their fiduciary responsible the Board needs to compare these service cost and verify their competitiveness against other service providers. The Board noted the access control staff are employees of the VCA and the overall cost of this service should be compared to a vendor that supplies access services, the Board emphasized that no change was planned at this time as the community is happy with the current service provided by the access control staff. The Board will need to review and approve all specs prior to going out for bidding and would like to have proposals by mid July to use consider for use in putting the 2017 budget together.

C. Managers Report: (SRC) reviewed landscaping schedules for fertilizing and gave a status of work completed over the last 6 weeks; informed the Board the Vanderbilt Beach monument grouting and repairs

was almost 100%, one column needs to be straighten and cannot be re-grouted until after that repair is made. We also need to replace four missing medallions. The vendor, Just like New Tile and Granite will be moving over to the Pine Ridge monuments and then to Napa Ridge monuments to complete the same type of work. PMP will obtain a price to do this same work at the gate houses for later in the year; (SC) also briefly reviewed the lake maintence being completed at this time of year and lake midge fly treatments. (AN) Informed the Board a motion was needed to approve the use of reserve funds to pay for the straightening out of the leaning column on Vanderbilt Beach Road, (JB) made a motion to approve the use of \$ 4,500.00 of reserve funds to pay Allen Concrete as per proposal no. 13-E330 to complete this work, (TR) seconded the motion, the motion was unanimously approved.

D. **Forming A Coalition of Vanderbilt Beach Communities:** The Board discussed if there was a need for such a coalition at this time with (SS) who offered to look into forming such a coalition with other communities to see if they have an interest in such an alliance. (SS) believes such a coalition could be useful when and if needed to apply political pressure when fighting for county resources. It was mentioned that such an alliance had been used in the past when discussing the road medium work along Vanderbilt Beach Road and that without an issue to rally behind it could be difficult to form and keep such a coalition going. (SS) will report back to the Board his finding. (SC) indicated that the association has always enjoyed a very good working relationship with the county and we continues to work with their various departments. Out of this discussion it was brought up that the VCA Documents are in need of restating, PMP was asked to obtain a price for this work from Attorney Murrell who recently completed a review of the VCA docs as part of the Transition Committees work.

The Next Board meeting is scheduled for Wednesday May 11th, 2016 at 9:00 AM at the Vineyards Country Club 400 Vineyards BLVD, Naples, FL 34119.

E. **Adjournment:** (JB) moved to adjourn the meeting at 4:45 PM. (AN) seconded the motion, which passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS
Association Manager