

Vineyards Community Association, Inc.
Annual Advisory Board Meeting
Vineyards Community Center
April 16, 2010

Attendance:

Robert Rogers	VCA
Stephen Cusson	Association Manager
Thomas Gallichant	Arbor Glen
Tim Surlas	Augusta Falls
Walter Feldgoise	Camelot Park
Medea Bartlett	Camelot Park
William Fronmuller	Chardonnay
Paul Meade	Chardonnay
John Jackson	Clubside Reserve
Sandra Brown	Fountainhead
George Raines	Glen Lake Estates
Michelle Willax	Glen Lake Estates
Will Orlove	Laguna Royale
Dan Anderson	Napa Ridge Patio
Al Role	Napa Ridge Villas
Bob Yackel	Oak Colony
Gail Weiss	Palo Verde
Alan Norris	Regency Reserve
Tom Sackett	Regency Reserve
Terry Downer	Terracina
Mary Clark	Tuscany
Tom McKiernan	Villa Florenza
Adele Duba	Villa Verona
Merle Howard	Villa Vistana
Fred Minter	Vintage Reserve
Stephen Demidovich	Wedgewood

I. CALL TO ORDER

Mr. Rogers called the meeting to order at 4:00 p.m. on, Friday, April 16, 2010 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 23 Neighborhood Representatives and Alternates present and 26 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 March 11th, 2010.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Rogers to accept the 2009 Annual Meeting minutes as written, with the additional wording of 'with the Neighborhood Representatives listed and various other attendees present'. Stephen Cusson 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.

Tom Gallichant from Arbor Glen discussed his concern with the lake allocation for Arbor Glen and believed the VCA should be responsible for a higher percentage of maintenance fees. Discussion followed with various ideas for allocation. Robert Rogers explained that PMP would prepare the documentation to show how all the lakes were allocated and present it to the Neighborhood Representatives to review and give their input.

Adele Duba discussed issues regarding the Audit and requested an update from the Developer on some sort of regular basis to keep the Neighborhood Representatives informed on sales since the turnover is based on this number.

A concern was voiced that the 11th Amendment was in conflict with the documents of various associations. Robert Rogers explained that the Master Documents would prevail if there was a difference.

Stephen Cusson talked about the entrance for Silver Oaks Blvd. and the plans to redo the front walls at that entrance.

Fred Minter discussed how his association was addressing the landscaping changes and noise levels along the VCA property and the I-75 expansion.

Stephen Cusson requested the Neighborhood Representatives to direct their property management to send either a warranty deed or settlement statement whenever a property transfers to another owner; allowing PMP to keep the Access Control updated for VCA access. Vehicle decals had been discontinued because they could not be controlled as easily as bar codes. He also recommended all associations include a line item in their budget for 'deferred maintenance and capital acquisitions' as a reserve contingency and advised of the State requirement of an operational line item for Bad Debt Expense.

Stephen Cusson explained that the treatments for Midge Flies were in process and the VCA was working diligently to eradicate and minimize their affect on various associations.

VIII. ADJOURNMENT

There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 5:05 p.m.

Respectfully submitted,

Stephen Cusson, CAM, CMAC®
Association Manager