

Vineyards Community Association, Inc.
Annual Meeting
April 9, 2015

Attendance list of Board and Neighborhood Representatives:

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|--------------------|---------------------------------|
| Robert Rogers | VCA |
| Stephen Cusson | PMP Association Manager |
| Sam Holbrook | VCA Cable Committee Chairperson |
| Adele Duba | Arbor Glen |
| Jeri McKay | Augusta Falls |
| William Morgan | Avellino Isles |
| William Gee | Bellerive |
| Lynn Grewe | Camelot Park |
| William Fronmuller | Chardonnay |
| Barbara Clougherty | Clubside Reserve |
| Charles Staley | Concord |
| Kirk Andrews | Erin Lake |
| Bill McHale | Fountainhead |
| Judy Feldt | Glen Lake Estates |
| ABSENT | Hammock Isles Estates |
| Kenneth Goodrich | Hammock Isles Villas |
| Robert Rogers | Hammock Isles Custom Homes |
| Will Orlove | Laguna Royale |
| Romano Micciche | Lalique |
| Jim Janetz | Montelena |
| Sy Rosen | Napa Ridge Patio |
| Gillian Luiz | Napa Ridge Villas |
| ABSENT | Oak Colony |
| Gail Weiss | Palo Verde |
| Alan Norris | Regency Reserve |
| ABSENT | San Miguel |
| Robert Castronova | San Rafael |
| Archer L. Edgar | Silver Oaks |
| ABSENT | Sonoma Lake |
| Frank Mambuca | Terracina |
| Sam Holbrooks | Tierra Lago |
| Kimberly Fell | TraVigne |
| Don Sherman | Tuscany |
| John Austin | Valley Oak |
| Robert Rogers | Venezia Grande |
| Del Nickel | Villa Florenza |
| Jay Bishop | Villa Verona |
| Kathryn Wagner | Villa Vistana |
| Fred Minter | Vintage Reserve |
| Tony Acquarulo | Vista Pointe |
| Tony La Russo | Wedgewood |

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m. on, Thursday, April 9, 2015 at the Vineyards Country Club, 400 Vineyards Boulevard, Naples, Florida.

II. DETERMINATION OF QUORUM

A quorum was established with Michel Saadeh and Robert Rogers representing the VCA Board and Developer controlled communities. Thirty four Sub-Associations were represented by their Neighborhood Representatives, four sub-association representatives were absent. Stephen Cusson and Dena Waltchack from PMP Management was also present as were several community NR Alternates and various Board members.

2 sub-associations remain in developer control.

III. CONFIRMATION OF PROOF OF NOTICE

Due notice was mailed to all the Neighborhood Representatives for the Special Meeting in January and February as well as emailed to each of the NR's.

IV. APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes from the November 12, 2014 Special Meeting as written, the motion was unanimously approved.

V. OLD BUSINESS:

A. Bulk communication Discussion:

Status of Summit Broadband improvements since 11/12/2014; Sam Holbrook, VCA Bulk Cable Committee Chairperson presented the NR's with a power point update of the committees concerns with the Summit Broadband service and its ongoing communication with Summit Broadband Management. Sam's presentation showed where the service was a year ago, what we were promised and where we are today. Sam also reviewed the call center times and service responses and gave a brief review of the contract addendum recently added which stipulates penalties for poor service performance. The committee took questions and also heard from Mark Lipford, the COO of Summit Broadband acknowledged the problems and promised better performance in the future. The key points were:

1. More TSR's have been hired which will improve the hold times.
2. Continued effort to remove phone issues (dropped calls)
3. Janet Greenleaf the liaison for the Vineyards will coordinate the communication between the VCA and Summit. Mark also answered questions and listened to suggestion the NR's in attendance.

The NR's discussed installing a back-up generator for the HUB site with the capability of running for several days in an emergency, the cost of which is believed to be in the \$ 25,000 range but prices from vendors have not been received as of yet. The audience was asked if they felt this was a good idea and all in attendance thought the VCA should have a generator installed. A motion was made and seconded to have the VCA add a generator capable of keeping the HUB site operating for several days in the event of an electrical outage, the motion was unanimously approved.

VI. UNFINISHED BUSINESS none

VII. NEW BUSINESS

Steve Cusson discussed the turnover process and announced 12/31/2015 as the turnover date of the community. The Transition Committee has been chosen by the Developer, they are, Barbara Clougherty of Clubside Reserve, Tom Sackett of Regency Reserve, Alan Norris of Regency Reserve, Tom Rune of Wedgewood and Scott O'Dell of Terracina. These are your VCA Transition Committee members. The Transition Committee will meet on the second Wednesday of the month. The meeting location will be announced. The focus of the committee is to guide the association through the turnover process learning to take over the responsibilities of running the master community.

Steve Cusson clarified that a vote of the NR's for the VCA Board would take place at the first annual meeting of the Governors (NR's) after the turnover date. (Expected to be March of 2016) each Voting Group elects one Director but that Director need not live within that Voting Group and proposed that the term of the Directors be 3 for 3 years (3 highest ballot totals) and 2 for 2 years which was agreed with no objection." Robert Rogers was asked to make the addendum to the documents to reflect the change as described to the term periods for the Board of directors.

Steve Cusson announced that Pro-Tree Farms will continue to operate after the turnover and be available to maintain the VCA and any sub-associations landscaping needs that any of the VCA associations would like to consider Pro-Tree for.

No changes are planned at this time but the Committee will be looking at all the VCA contracts, budgets, reserves and infrastructure as part of the turnover process. Stephen Cusson answered questions from the audience.

The next NR meeting will be held in November of 2015.

VIII. ADJOURNMENT

There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 11:05am.

Respectfully submitted,

Stephen Cusson, CAM, CMCA®, AMS®
VCA Association Manager