

**VINEYARDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
***June 13, 2018***

**Call to Order:** Tom Ruane called the meeting to order at 10:30 AM, May 9th, 2018, 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), and Stephen Sorett (SS). Alan Norris (AN), and Tom Sackett (TS) attended by phone. Also present was Stephen Cusson (SC) of PMP Management.

**Approval of Minutes:** JB made a motion to approve the Board meeting minutes from 4/11/2018, 4/24/2018 and 5/9/2018 as written, SS seconded the motion; the motion was unanimously approved.

**Old Business:**

**A. Lake Drainage:** Emilio J. Robau PE. of Robau Associates addressed the Board and NRs presenting the status of their work in mapping out the Master VCA drainage connections. He confirmed that the total lake area to land ratio is 15 % or more which is the general rule of balance used in PUD drainage plans. He presented a map showing the connections between lakes with the exception of lakes 12 & 13. MRI, Inc, the diving company which has previously located some of the lake connections, will be back in the Vineyards later this month to (1) locate the connections between lakes 12 & 13 and (2) clean out the connections which are partially obstructed. He reported that the northern drainage basin is working well. All the connection pipe locations have been identified and the weir in this area can handle the flow. Once the mapping of the drainage connections is completed in the southern drainage basin, Mr Robau will prepare the map showing all lake connections within the Vineyards. Robau Associates will create a link on its website to a Vineyards file containing all the documents which have been collected and the map created. Mr. Robau is of the opinion that the flow into the southern weir may be improved slightly by enlarging the 1/2 circle aluminum corrugated debris barrier which lies in front of the weir and deepening the lake banks on either side of the weir. He will deliver to the VCA his written opinion and recommendations.

**B. Status of Restating Election Documents:** Outside counsel has delivered a draft of the amended sections of the Declaration and Bylaws relating to the voting procedure for the election to the Board. The Board has responded with its comments and is awaiting the final draft for circulation to the NRs for comment. The draft of the overall rewrite of the community documents is progressing. Anticipate having a draft for comments in the coming months.

**New Business:**

**Treasurers Report:** AN informed the Board that we have not had to borrow funds from reserves to continue with hurricane clean up and repair cost. Costs year to date are slightly elevated which was what we anticipated, and the cash flow is close, but we are continuing to make repairs/improvements using our cash flow to time expenses. The Fiber Cable loan is still scheduled to be paid off in August of 2018.

**Manager's Report:** SC informed the Board storm related clean up continues with sod being added to the east side of Arbor Blvd in the last month and the final removal of stumps from the Vineyards Blvd berm is now complete. On the banks of the lake behind the Vineyards office building, two of the four types of erosion control installations have been started. We are waiting for sod to complete the first two sections which included adding soil to re-slope the lake bank,

placing a matting over the soil and then sod on top of the matting. One sample also included the addition of a ½ inch thick plastic grate material which is placed over the sod and anchored down below the sod, matting and new soil. The sod will then grow through the grate hiding the appearance. Two additional samples will be added, one product which is the same as the shore sox product we used with Lake and Wetlands Inc. and the other product uses a husk material from coconut trees. SC will inform the NRs as soon as those are completed. We will also be installing shore scaping plants above these sample locations this summer. These installations are being done so that the representatives of the sub-associations can see and evaluate the different types of erosion control for possible use in their communities.

SC thanked the NR's for sending in photos of their sub-associations for the new web-site and informed the Board he expected the new site to be operational in about 30 days. If any of the NR's would like to update photos or send in more for the site they can still do so at their convenience by emailing them to SC at PMP.

**Request for Speed Bumps:** SC informed the Board that the access control personnel had requested to have speed bumps installed in the owner's entrance lane and in the exit lane closer to each gate house. After a brief discussion of the members present and Board on this subject, the request was denied.

A member of the audience requested the Board consider a scheduled reminder email that the lakes can have alligators in them and the need to stay vigilant. Other comments included the need to consult counsel on the advisability of having any signs and what would be the proper wording on the signs. SC will check with the VCA insurance broker on insurance issues presented by having any signage.

- A. **Adjournment:** JB moved to adjourn the meeting at 12:15 PM. TR seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS  
Association Manager