

**VINEYARDS COUMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
*June 8th, 2016*

**Call to Order:** Tom Ruane called the meeting to order at 10:40 AM, June 8th, 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), Stephen Sorett (SS) and John Bauman (JB), present by phone was Tom Sackett (TS). Alan Norris (AN). Also present was Stephen Cusson (SC) represented PMP Management.

**Approval of Minutes:** (JB) moved to waive the reading of the minutes from the May 11<sup>th</sup>, 2016 Board meeting and approve the minutes as written; (SS) seconded the motion; the motion was unanimously approved.

**Old Business:**

- A. **Status of Speeding issues:** (SC) reported to the Board that Collier County Sheriff's Department had set up twice on Arbor blvd. to get a feel for the severity of the speeding problem. The Sheriff's department will return from time to time to monitor the speeding.
- B. **Status of updating specs for landscaping and Property Management:** (SC) presented the Board with a landscaping spec for their review and comments. If this format was acceptable to the Board a similar outline would be used in developing a spec for property management services. The Board will review and send comments to PMP for changes or additions to the spec.
- C. **Status of restating VCA documents:** (SC) informed the Board the last communication with attorney Murrell indicated another 30 days for his first review to be completed. (TR) informed the Board he anticipated it to take several months before the changes would be finalized and recorded. The sequence would require a first draft being reviewed by the Board before a second draft is reviewed by the Board and then the NR's for comments and lastly a third draft will be presented to the NR's for a vote. John Bauman is heading up the document review for the Board.
- D. **Summit Broadband:** The Board briefly discussed Summit issues, it was noted the Committee and Summit recently sent a communication bulletin concerning the services to the residents of the VCA. Additional comments were made regarding problems with phone and internet from several of the members in attendance.

**New Business:**

- A. **VCA 2015 Audit Report:** (AN) The Audit Report is now complete and copies have been distributed to the Board. A review of the audit will be completed by an independent accounting firm on behalf of the Board before the draft will be accepted or changes requested. Once the draft is accepted adjusting entries will be made and the financials brought up to date for 2016. Copies of the audit and financials will then be added to the VCA Website.
- B. **Managers Report:** (SC) briefly reviewed two proposals for access control management services. The cost saving was insignificant to the current budget for one of the two proposals and would cost slightly more with the second proposal. The Board will review more in executive session. (SC) reviewed cost proposals for concrete work on Silver Oaks Blvd and Arbor Blvd and funding the expense, (AN) made a Motion to approve spending of Reserve funds for concrete work on sidewalks and valley gutter inlets.  
Silver Oaks Reserves  
Remove and replace sidewalks in 5 locations on Silver Oaks Drive - \$1,650.00  
Valley gutter repairs near Napa Ridge - \$600.00\*  
  
Access Control Reserves  
Remove and replace sidewalks in various locations on Arbor Drive - \$5,500.00  
Extend 2 valley gutter inlets Arbor Drive at Wedgewood - \$1,900.00

\*An additional \$1,800.00 will be spent on this item from the Silver Oaks Operations budget, (JB) seconded the motion; the motion was unanimously passed. (SC) discussed a review of the hedge material that is failing along Arbor Blvd and asked for approval of the Board to work with Pro-Tree Farms, Juarez Landscaping and the Boards of those communities to develop a plan and standard for replacement of these hedges. Many of the associations have already began replacement using green arboricola plants but we need to come up with a standard for these hedges, the Board agreed and asked PMP to contact the Boards to let them know of this plan before any additional work is completed by the individual associations that have had the awabuki hedge failure.

- C. Concerns from an NR's about open house signs was made, PMP is to review with access control.
- D. **Next Meeting Date:** The Next Board meeting is scheduled for Wednesday July 13<sup>th</sup>, 2016 at 10:30 AM at the Vineyards Country Club 400 Vineyards BLVD, Naples, FL 34119.
- E. **Adjournment:** (JB) moved to adjourn the meeting at 11:30 AM. (TS) seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS  
Association Manager