

**VINEYARDS COMMUNITY ASSOCIATION, INC.**  
**BOARD MEETING**  
***August 8<sup>th</sup>, 2018***

**Call to Order:** Tom Ruane called the meeting to order at 10:30 AM, August 8th, 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), in person and with Stephen Sorett (SS). Alan Norris (AN), and Tom Sackett (TS) attending 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 6/13/2018, as written, SS seconded the motion; the motion was unanimously approved.

Ronald Mazzucco, President of Avellino Isles welcomed the VCA Board and Neighborhood representatives to the Avellino Isles Clubhouse.

**Old Business:**

- A. Status of Inspection of Lake Connection Pipes:** SC informed the Board a new dive service, Adams Commercial Diving, was hired to replace the previous service who had fallen behind due to their workload. Adams divers have been to the site and began the cleaning out of the lake pipe behind Tra Vigne, they will return on Thursday and Friday to complete that cleaning and find and inspect the pipes at lakes 12, 13, and Clubside Reserve. TR reviewed with Ed Moulton an owner in Valley Oak some of the discharge rate information they have been able to compile over the past few weeks. It appears from the data collected the south basin lakes are draining at the same rate. TR also announced the work proceeding at Fountainhead will require the use of VCA land on the side of lake 28 near the north gate house for a staging area. The property will be placed back in the same condition as before the work started and is expected to take four to six weeks to complete.
- B. Status of Restating Election Documents:** TR informed the Board only one comment was received concerning the draft of the amended sections of the Declaration and Bylaws relating to the voting procedure for the election to the Board. TR informed the Board he would like to amend the documents with a vote of the NR's at the October Board meeting. Once finalized we can schedule a meet the candidates forum and schedule the election. PMP is to check with the Candidates of when they are available for a candidate's forum. TR also informed the Board 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 cost for storm related repairs have slowed. The VCA Loan for the fiber communication line will be paid off this month. The VCA has not had to borrow funds from reserves to continue with hurricane clean up and repair cost but our cash position is very tight right now. We are slowing and, in some areas, stopping landscape repairs/improvements and other work that is not necessary for the remainder of 2018. We should expect higher VCA assessments in 2019 and 2020 while we build a storm recovery fund. We are putting together the budget for 2019 and expect to have a quarterly increase between \$ 56.00 - \$59.00 dollars in 2019, the Board will receive a copy of the proposed budget from PMP and make comments prior to a draft being mailed to each of the NR's for the September Budget Meeting.

**Manager's Report:** SC informed the Board storm related clean up continues with trimming back of the Ligustrum hedge along Arbor Blvd. While the hedge looks poorly now the hard-cut back will help the plant thicken at the lower elevations of the plant and help correct part of the leaning the top half of the plants have had since the storm. The Erosion control samples installed near Napa Road are doing well with littorals filling in and sod taking hold. Access control staff have found a software product they believe will allow us to transfer our data seamlessly and give us the capabilities to speed up the process for guest at the gates along with a resident visitor site that will be easy to use, we continue to investigate alternatives. We have received a proposal for landscape design work however with cash flow being as tight as it is for the remainder of 2018 we will forgo hiring outside designers until at least 2019. Jim Basse, who is the manager of Pro-Tree Farms has a degree in landscape design will assist the VCA with design work and identify priorities for landscape replacement needs working within the yearly budget for landscape replacement.

- A. **Adjournment:** JB moved to adjourn the meeting at 11:35 AM. TR seconded the motion, the motion passed unanimously

Respectfully,

Stephen Cusson, CAM, CMAC, AMS  
Association Manager