

**Vineyards Community Association, Inc.**  
**Annual Meeting**  
**September 9, 2020**

**Attendance list: Neighborhood Representatives or Alternate:**

Present	PMP Association Manager
Present	VCA
Present	Arbor Glen
Present	Augusta Falls
Present	Avellino Isles
Present	Bellerive
Absent	Camelot Park
Present	Chardonnay
Present	Clubside Reserve
Present	Concord
Present	Erin Lake
Present	Fountainhead
Present	Glen Lake Estates
Present	Hammock Isles Estates
Present	Hammock Isles Villas
Present	Hammock Isles Custom Homes
Present	Laguna Royale
Absent	Lalique
Present	Montelena
Present	Napa Ridge Patio
Present	Napa Ridge Villas
Absent	Oak Colony
Present	Palo Verde
Present	Regency Reserve
Present	San Miguel
Present	San Rafael
Present	Silver Oaks
Present	Sonoma Lake
Present	Terracina
Present	Tierra Lago
Absent	Tra Vigne
Present	Tuscany
Present	Valley Oak
Present	Venezia Grande
Present	Villa Florenza
Absent	Villa Verona
Present	Villa Vistana
Present	Vintage Reserve
Present	Vista Pointe
Present	Wedgewood

**I. CALL TO ORDER**

Board President Tom Ruane called the meeting to order at 10:30 A.M. on, Wednesday, September 9, 2020 at the Vineyards Country Club, 400 Vineyards Boulevard, Naples, Florida.

## **II. DETERMINATION OF QUORUM AND PROOF OF NOTICE:**

A quorum was established with Board members Tom Ruane (TR), John Bauman (JB), Alan Norris (AN), Steve Sorett (SS) and Tom Sackett (TS) present in person or via Zoom. Thirty-three Sub-Associations were represented by their Neighborhood Representatives. Stephen Cusson (SC), Thomas Large (TL), David Thompson (DT), and Dena Waltchack (DW) from PMP Management were also present.

Due notice was mailed to all members for the Annual Meeting.

## **III. APPROVAL OF MINUTES**

A motion was made and seconded to approve the minutes from the April 29, 2019 Annual Meeting as written, the motion was unanimously approved.

## **IV. REPORTS OF OFFICERS:**

**Property Management:** SC announced his retirement as of September 9, 2020 and introduced Thomas Large as the new property manager to the members in attendance. TL introduced himself and gave a brief description of his background. TL reported on the lake pipe connections and inspections. Last March an inspection of the South Basin lake pipes and found no serious issues with only a handful of pipes requiring minor cleaning of a buildup of silt. In 2021, the VCA will have the North Basin lake pipes inspected along with a few of the South Basin pipes which had minor build up this year. This will complete the 2<sup>nd</sup> inspection of all pipes and as many as four inspection since 2018. For 2022 and beyond, the scope of the annual inspection **will** be reduced progressively to include **only** those which continue to show a need for regular cleaning. In 2020 thirty lake measuring poles (story poles) were surveyed and installed. In 2020 littorals have been planted around lake #28. For 2021 \$10,000 will be expensed at lake #2 for erosion mitigation from the operating budget and will continue to be budgeted for annual erosion of lake #2. Lake #1 will also be addressed. In 2020 new software was installed at the gatehouses for access control. Pro-Tree Farms has completed the landscape improvements along various areas of the Vineyards, including the installation of various palms and Royal Poinciana trees. For 2021, the plan VCA will continue to add trees along Vineyards and Arbor Blvd. TL reminded the audience that VCA website [www.vcamasters.com](http://www.vcamasters.com) continues to be a well-used resource for Owners and prospective buyers. It will continue to be updated with up to date information.

**Treasurer:** AN reported that the 2019 financials for the association ended in good shape and 2020 started in very good shape. AN answered questions from audience.

## **V. UNFINISHED BUSINESS:**

Nothing at this time

## **VI. MEMBER COMMENTS:**

SC, TL and the Board answered questions from the members in attendance

## **VI. NEW BUSINESS**

A. JB made a motion to roll over any surplus funds (if any) at the end of 2020 into the 2021 fiscal year; AN seconded the motion. The motion was unanimously approved by all in attendance.

**VII. Board Members:** The VCA Board members are Tom Ruane (TR), John Bauman (JB), Tom Sackett (TS), Alan Norris (AN) and Stephen Sorett (SS).

**VIII. ADJOURNMENT:** There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 11:35 A.M.

Respectfully submitted,

Thomas Large, LCAM  
VCA Association Manager