

Vineyards Community Association, Inc.

Annual Meeting Minutes

April 23, 2025

Attendance list; Neighborhood Representatives or Alternate:

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

1. Call to order:

Board President Tom Ruane called the meeting to order at 10:37 a.m. on, April 23, 2025, at the Vineyards Country Club, 400 Vineyards Boulevard, Naples, Florida.

2. Determination of quorum and proof of notice:

A quorum was established with:

- Tom Ruane,
- Alan Norris,
- Phil Trigiani
- Dave Simbari

In person as the Board of the VCA. 35 Sub-Associations were represented by their Neighborhood Representatives, which constituted a quorum.

Kristin Mello, CAMs and Kendal Tubesing from PMP Management were also present.

Due notice was mailed to all members for the 2025 Annual Meeting.

Scott O'Dell gave a brief presentation of the VRN system.

3. Approval of minutes:

A motion was made by Tom Ruane and seconded by Dave Simbari to approve the minutes from the 2024 Annual Meeting as Written. The motion was unanimously approved.

4. Reports of officers:

a. **President:** Tom Ruane discussed the storm water issues in the 2024 rainy season and the street flooding. All of the piping and connections in the South basin are being inspected and cleaned, if needed. Summit's new system will slowly be upgrading and it will not affect the budget. The current contract ends in 2027. There is an election to vote 3 members to the Board.

a. **Treasurer:** During the meeting, Alan Norris presented the year-end financial report for 2024 and stated that the reserves were fully funded in accordance with the Reserve Plan. The gate house is 99% complete.

5. Election of Officers: Phil Trigiani, John Bauman and Tom Ruane are elected to the Board.

Phil Trigiani	1762
John Bauman	1671
Tom Ruane	1417
Terry Dammeyer	974

6. Unfinished Business: NA

7. New Business:

- **Roll Over of 2025 Surplus Vote:** Roll over any surplus funds (if any) at the end of 2025 into the 2026 fiscal year: 2336 yes votes approving the rollover of surplus funds, if any.

8. Comments:

- Speeding on Vineyards Blvd.
- Noise reduction on Vineyards Blvd and building a noise reduction wall along with the reconstruction of I 75.
- Requested to have a patrol car. The VCA will cost out the patrol car and roving details and provide to the affected communities behind the gates. There have been times that no one is in the gate house at night, VCA will discuss with the Gatehouse supervisor.
- Requested to add an emergency exit across from Tierra Lago. VCA will communicate with Collier County.
- Inspect the valley gutters on Arbor Blvd and repair, if necessary.
- The drainage and flooding issue in some communities
- VCA to inquire with the county regarding the timing of the traffic lights at Vineyards Blvd and Vanderbilt Beach with the construction of Pine Ridge and I 75.

9. Adjournment:

There being no further business, a motion was made Tom Ruane, seconded Alan Norris and unanimously approved to adjourn the meeting at 12:10 p.m.

Respectfully submitted,

Kristin Mello, CAM
VCA Association Manager