

Vineyards Community Association, Inc.

Annual Meeting Minutes

April 23, 2024

Attendance list; Neighborhood Representatives or Alternate:

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

1. Call to order:

Board President Tom Ruane called the meeting to order at 10:58 a.m. on, April 25, 2023, 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,
- John Bauman,
- Dave Simbari

In person as the Board of the VCA. 30 Sub-Associations were represented by their Neighborhood Representatives, which constituted a quorum.

Kristin Mello, CAMs and Dena Waltchack from PMP Management were also present.

Due notice was mailed to all members for the 2024 Annual Meeting.

3. Approval of minutes:

A motion was made by Tom Ruane and seconded by Alan Norris to approve the minutes from the 2023 Annual Meeting as Written. The motion was unanimously approved.

4. Reports of officers:

a. President:

- No election this year.
- Introduction of new board member, Phil Trigiani

a. Treasurer:

During the meeting, Alan Norris presented the year-end financial report for 2023 and stated that the reserves were fully funded in accordance with the 2022 Reserve Plan.

5. Unfinished business:

None.

6. New business:

a. Roll Over of 2024 Surplus Vote:

- Roll over any surplus funds (if any) at the end of 2024 into the 2025 fiscal year: 2038 yes votes approving the rollover of surplus funds, if any.

7. Comments:

- The gatehouse renovation was discussed
- Discussion regarding the customer service of Summit
- The golf course renovations was discussed

8. Adjournment:

There being no further business, a motion was made tom Ruane, seconded Alan Norris and unanimously approved to adjourn the meeting at 11:48 a.m.

Respectfully submitted,
Kristin Mello, CAM
VCA Association Manager