

**Vineyards Community Association, Inc.**  
**Board of Directors Budget Meeting**  
**September 17, 2019**

**Call to Order:**

Tom Ruane called the meeting to order at 10:30 AM at the Vineyards Country Club 400 Vineyards Blvd. Naples, FL 34119.

**Notice & Quorum:**

Due notice was given, and quorum was met with Tom Ruane (TR), John Bauman (JB), Alan Norris (AN), present in person and with Steve Sorett (SS) and Tom Sackett (TS), present by conference call. Also attending was Stephen Cusson, (SC) of PMP Management.

**Acceptance of Prior Minutes:**

TR made a motion to accept the minutes from the April 29<sup>th</sup>, 2019 Board meeting as written, JB seconded the motion, the motion was unanimously passed.

**OLD BUSINESS:**

- A. **Status of Document Changes:** TR informed the Board the Document volunteers were meeting again this week to continue working on drafting changes to the documents hoping to complete the declaration portion and begin the by-law section. Once the final draft is completed and reviewed by counsel a copy will be emailed to the NR's for review and input.
- B. **Status of Software upgrade for Access Control:** The new software and hardware is being installed this month with a start date of October 1, 2019. A letter is being mailed next week to the owners of homes behind the access control gates explaining how to log onto the new website, update their visitor information systems and begin to use the added features. Please look for this letter in your mail if you own property behind the gates.
- C. **Discussion of Early Renewal Offer from Summit Broadband:** AN reviewed the history of how this offer from Summit Broadband to the VCA and to date what the Board and Committee have done to ensure that the upgrades would be done with as few problems as possible. The Board and members in attendance discussed the subject in length. SS reiterated his concerns previously discussed with the Board that the language in the 5<sup>th</sup> Amendment to the Summit contract not being adequate regarding (1) replacement of the TIVO software should it no longer be supported and (2) assurances by Grain Capital Management (contractual buyer of Summit) that it will honor the Amendment. The Board had brought these concerns to the outside counsel assisting the VCA on the Summit Amendment and he had assured the VCA that the language in the Amendment was adequate on TIVO being replaced by new technology. On the Grain issue, he stated they the VCA does not have any "assurances" from Cable Bahamas, LTD., the current owner of Summit and he doubted that Grain would agree to the "assurances" request. The VCA did ask Summit to contact Grain about the assurances on the Amendment and its response is (1) it does not own Summit yet and (2) if and when it does, it will not be a party to the Amendment. After the discussion, with a show of hands, all NR's and members present were in favor of the 5<sup>th</sup> Amendment to the current Summit Contract. JB made a motion for the Board to approve the Amendment, TR seconded the motion and JB, TS, AN, SS, voted in favor. The Board and the community thanked Sam Holbrooks, Frank Mambuca, Brian McKeown and Alan Norris, the members of the Cable Committee, for all their efforts in dealing with Summit of the months that it took to negotiate the Amendment.

**URGENT: If communities haven't done so already, we need the names of your Media Captains sent in ASAP! Condos are needed NOW with the single-family communities getting their names in as quickly as possible thereafter.** Please note, the installation will be time phased with fiber work on the Condos first followed by equipment installations later by appointment. The installs for the single-family homes will be 2 appointments, 1 to run the fiber and the second appointment to install the equipment. Scheduling information will be sent to all NR's once we have it to share with all members. The entire transition will begin in October and conclude in second quarter of 2020. Owners who are in residence for a limited time will be scheduled during that time.

## **NEW BUSINESS**

- A. **2020 Budget:** AN briefly reviewed the 2020 proposed budget, JB made a motion to approve the VCA Budgets as presented, TR seconded the motion, with no further discussion the motion was unanimously passed.
- B. **Managers' Report:** SC informed the Board that all lake connection pipes were cleaned and inspected this year and found to need no repairs. The pipe sizes, locations information has been given to our engineer to update the drainage map which can be seen with all drainage maps for each of the sub-associations on the website. [WWW.VCAMasters.Com](http://WWW.VCAMasters.Com), the password is "community" all lower case. Landscaping plans for 2020 include improvements to the entry roadway at Pine Ridge, Napa and installing trees in the roadway medians where other have been lost over the years. We hope to complete the lake plantings at lake 2 this year now that the lakes are beginning to recede. The weather and lake water heights are crucial to lake planting. Lastly PMP will arrange to have the Lake Drainage engineering service attend a meeting of the NR's to address any remaining concerns about the lake connection pipes and the drainage system at the VCA.

## **Adjournment:**

TR made a motion to adjourn the meeting at 12:20 PM; JB seconded the motion, the motion carried unanimously.

Respectfully submitted,

Stephen Cusson, CAM® CMCA, AMS,  
Property Manager  
Vineyards Community Association