

Vineyards Community Association, Inc.
Annual Meeting
April 29, 2019

Attendance list; Neighborhood Representatives or Alternate:

Present	PMP Association Manager
Present	VCA
Absent	Arbor Glen
Absent	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
Present	Lalique
Present	Montelena
Present	Napa Ridge Patio
Present	Napa Ridge Villas
Present	Oak Colony
Present	Palo Verde
Present	Regency Reserve
Absent	San Miguel
Absent	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
Present	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 10:50 A.M. on, Monday April 29th, 2019 at the Vineyards Country Club, 400 Vineyards Boulevard, Naples, Florida.

II. DETERMINATION OF QUORUM AND PROOF OF NOTICE:

A quorum was established with Tom Ruane (TR), John Bauman (JB), Alan Norris (AN), Steve Sorett (SS) and Tom Sackett (TS) present as the Board of the VCA. Thirty-two Sub-Associations were represented by their Neighborhood Representatives; six sub-association representatives were absent but all six had submitted the ballot for directors. Stephen Cusson, Thomas Large and Dena Waltchack 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 March 23rd, 2018 Annual Meeting as written, the motion was unanimously approved.

IV. REPORTS OF OFFICERS:

Treasurer: AN reported the financials for the association are in good shape. The VCA is still recovering from the Hurricane related expenses but is being funded according to the plan with our 2019 year to date being slightly favorable. The 2018 audit is in progress and the 2018 tax return will be completed when the audit is concluded. We have filed for an extension for the tax return as is our auditors' standard practice.

Property Management: SC reported on the landscaping plan for 2019. Working within the 2019 operating budget with Pro-Tree Farm, We continue to repair landscape damages from Hurricane Irma. Along Arbor Blvd we are replacing more of the ligustrum hedge located on the east side of the roadway that have not made a comeback. We will use more of the areca palms and green arboricola plants with additional spots of color to replace the failing ligustrum material. We are also planning on replacing the remaining damaged arboricola along Vineyards Blvd west boundary adding more along the top of the berm where we have none currently to create a hedge or wall of green as the backdrop for future improvements. Additional trees, shady ladies, will be added across from the country club area to replace much of the damaged palms, trees in that area. At Vintage Colony Blvd the first center island adjacent to Arbor Blvd. will be renovated and additional foxtail palms will be planted along Silver Oaks Blvd.

SC also reviewed the ongoing work to inspect the interconnection pipes between all the VCA lakes. To date, all lakes have had an inspection of the pipes with four pipe ends not being found. We are working on removing silt to locate those pipe ends. A pipe extension in lake 13 will be installed and then finish cleaning out a few pipes located in the north basin which. We expect the work to be completed during the month of May depending on weather and how long it takes to find the four pipe ends. Once this work is completed a report will be sent to our engineering service to finish a map of the lakes, pipes and sizes of the pipes which are measured as part of the inspection process. The VCA thanks Ed Moulton of Valley Oak for volunteering his time to locate and map all the lake interconnect junction boxes, street drains and piping as well as interconnect drainage grates. Ed has uncovered many manhole covers, drainage grates and junction boxes that had been covered over with sod or mulch. We ask that they be covered with only mulch and not sod, if they are in landscape areas. Ed has placed markers on the concrete valley gutters or sidewalks near these the junction boxes/grates to identify the locations. Once all the work of Ed and our Engineering service is completed, the VCA will add the maps to the VCA website where anyone needing access to this information can find it. Fourteen story poles (measuring poles) poles will also be added to the lakes in the next few weeks to

help us compare the changes in the water levels at different lakes in each basin. If a difference in water levels is observed, it could help identify a problem early with a lake connect.

SC informed the audience the website for the VCA www.vcamasters.com now contains the documents/bylaws for each association along with a sales package, purchase applications, rules and regulations for most of the sub-associations. We are waiting to receive sales packages from the management services of a few remaining communities and once received will add those to the web-site. We ask each NR to check the web-site and, if your community is not showing a lease/purchase application and sales package that you contact your management service and instruct them to email this information to PMP for inclusion on the VCA Web-site.

V. UNFINISHED BUSINESS:

Drainage Issues/Pipe Connects:

TS introduced Emilio Robau from Robau Engineering who is working with the VCA to evaluate the causes of water height issues after the hurricane and make recommendations. Engineer Robau reviewed the current map of piping and informed the community that he believes the influx of water runoff from outside of the Vineyards was a substantial cause for the duration of the water levels experienced after Irma. He believes that water was entering the Vineyards thru a breach of the berm which parallels the north side of Pine Ridge Road close to the Vineyards Blvd Entrance. He also believes that water entered the Vineyards from the Logan Estates area on the east side of the Vineyards and that water was coming into Hammock Isles from the county preserve property located at the northwest intersection of Logan Blvd and Pine Ridge. Engineer Robau reminded the audience that the storm water management system within the Vineyards system is designed for a 25-year event and will work well under those parameters. The extremely heavy rains of the 2017 season including the rains received during the hurricane were much greater than a 25-year event. This coupled with the additional flow from outside the Vineyards accounted for the long time it took for the water levels to recede. PMP will contact Collier County to discuss drainage issues experienced by the VCA along Pine Ridge Road and Logan Blvd and inspecting the southern berm along Pine Ridge Rd. and making repairs if needed.

VI. NEW BUSINESS

- A. **Election of officers:** An election for three open positions was conducted. The three candidates with the highest votes were Tom Ruane, Thomas Sackett and John Bauman. These three candidates were each elected to a three-year term.
- B. JB made a motion to roll over any surplus funds (if any) at the end of 2019 into the 2020 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,

Stephen Cusson, CAM, CMCA®, AMS®

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