

Vineyards Community Association, Inc.

Annual Meeting Minutes

April 25, 2023

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
Present in Person	Camelot Park
Present in Person	Chardonnay
Present in Person	Clubside Reserve
Present in Person	Concord
Absent	Erin Lake
Present in Person	Fountainhead
Present in Person	Glen Lake Estates
Absent	Hammock Isles Estates
Present in Person	Hammock Isles Villas
Present in Person	Hammock Isles Custom Homes
Present in Person	Laguna Royale
Present in Person	Lalique
Present in Person	Montelena
Present in Person	Napa Ridge Patio
Present in Person	Napa Ridge Villas
Absent	Oak Colony
Present in Person	Palo Verde
Present in Person	Regency Reserve
Absent	San Miguel
Present in Person	San Rafael
Present in Person	Silver Oaks
Present in Person	Sonoma Lake
Present in Person	Terracina
Absent	Tierra Lago
Present in Person	Tra Vigne
Present in Person	Tuscany
Present in Person	Valley Oak
Absent	Venezia Grande
Present in Person	Villa Florenza
Absent	Villa Verona
Present in Person	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 10:43 a.m. on, Wednesday, 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,
- Tom Sackett

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

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

Due notice was mailed to all members for the 2023 Annual Meeting.

3. Approval of minutes:

A motion was made by Tom Ruane and seconded by Ton Sackett to approve the minutes from the 2022 Annual Meeting as Written. The motion was unanimously approved.

4. Reports of officers:

a. President:

- No election this year.
- Introduction of appointed new board member, Dave Sumbari.

a. Treasurer:

During the meeting, Alan Norris presented the year-end financial report for 2022, which showed a favorable income of \$11,000 when adjusting for the prior year's surplus. Additionally, the expenses were \$166,000 under budget due to savings in various categories including Management fees (\$6,500), Legal expenses (\$6,300), Bulk Communications (\$71,000), Irrigation Water (\$40,000), and Landscape Maintenance (\$58,000). The reserves were fully funded in accordance with the 2022 Reserve Plan.

5. Unfinished business:

None.

6. New business:

a. Roll Over of 2023 Surplus Vote:

- Roll over any surplus funds (if any) at the end of 2023 into the 2024 fiscal year: 2,192 yes votes approving the rollover of surplus funds, if any.

7. Adjournment:

There being no further business, a motion was made tom Ruane, seconded Alan Norris and unanimously approved to adjourn the meeting at 11:00 a.m.

Respectfully submitted,
Philippe Gabart, CAM
VCA Association Manager

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