

# VINEYARDS COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

April 25, 2023

### Minutes

#### 1. Call to Order:

Tom Ruane called the meeting to order at 10:45 a.m. April 25, 2023 at the Vineyards Country Club 400 Vineyards Blvd. Naples, FL 34119.

#### 2. Verify Proper Notification Sent:

The manager confirmed that proper notification was sent to all homeowners.

#### 3. Quorum:

- A quorum was met and the following members were present:
  - Tom Ruane
  - Alan Norris
  - Tom Sackett
  - John Bauman

Also present were Philippe Gabart, CAM, and Dena Waltchack of PMP Management.

#### 4. Approval of Minutes:

**Tom Ruane made a motion to approve the Board meeting minutes from March 22, 2022 as written. Tom Sackett seconded the motion and it was unanimously approved.**

#### 5. President's Report:

Tom Ruane provided updates on the following:

- Golf course improvements currently in progress.
- Summary of lake structures and connectivity at the Vineyards.
- Review of lake water level related to golf course improvements.

The members raised some concerns about better communication between the VCA Board and members when a lake situation arises. They were also informed to direct

any questions regarding golf course construction and improvements to the GM at VCC.

## **6. Treasurer's Report:**

During the meeting, Alan Norris presented a year-to-date (YTD) financial report for March 2023. The income was on budget when adjusting for the prior year's surplus. However, the expenses were unfavorable coming in \$31,000 over budget due to timing of expenditures and an increase of \$29,000 in property insurance. Despite this there were no immediate concerns about annual spending. It was noted that the reserves have been funded YTD in accordance with the 2023 Reserve Plan.

## **7. Old Business:**

### **a. Update on drainage pipe cleaning:**

A maintenance agreement has been signed with Mettauer Environmental to clean drainage pipes connecting the lakes before the rainy season.

### **b. Summit Broadband issues:**

A general review of the issues experienced with Summit was discussed. The members were advised to report all issues on the VCA website and upon review and analysis of the content, the vendor will be notified for options and solutions. All questions related to cable, phone, and internet must be submitted to Summit directly. The agreement with Summit Cable will expire in 2027.

## **8. New Business:**

### **a. Election of officers:**

Tom Ruane made a motion to appoint Dave Simbari as a director to replace Joe Braden. John Bauman seconded the motion and it was unanimously approved.

### **b. Repairs to access control buildings:**

Both gatehouses are scheduled for renovation in 2023, and an improved roofline design will be required. The entrance monuments are also undergoing structural improvements and restoration.

### **c. Fence repairs along Arbor Blvd:**

The fence running along Arbor Blvd. that was damaged during Hurricane Ian will be repaired shortly by Carter Fence. It was recommended that some sections be repaired temporarily for safety reasons.

**9. Owners Comments:**

The south end of Arbor Boulevard is experiencing issues with speeding near Hammock Isles that is posing a safety hazard. It is requested that solutions be implemented to enhance safety in this area.

Scott O'Dell provided an update on the Vineyards Radio Network, highlighting the impact of Hurricane Ian and the need to upgrade the hardware.

**10. Adjournment:**

Tom Ruane moved to adjourn the meeting at 12:30 p.m. Alan Norris seconded the motion and it passed unanimously.

Respectfully submitted,  
Philippe Gabart, CAM  
Association Manager

DRAFT