

**Vineyards Community Association, Inc.**  
**Annual Meeting**  
**April 25, 2022**

**Attendance list; Neighborhood Representatives or Alternate:**

Present in Person	PMP Association Manager
Present in Person	VCA
Absent	Arbor Glen
Present in Person	Augusta Falls
Absent	Avellino Isles
Present in Person	Bellerive
Absent	Camelot Park
Present in Person	Chardonnay
Present in Person	Clubsides Reserve
Absent	Concord
Present in Person	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
Absent	Laguna Royale
Present in Person	Lalique
Absent	Montelena
Present in Person	Napa Ridge Patio
Present in Person	Napa Ridge Villas
Present in Person	Oak Colony
Absent	Palo Verde
Present in Person	Regency Reserve
Absent	San Miguel
Absent	San Rafael
Present in Person	Silver Oaks
Absent	Sonoma Lake
Present in Person	Terracina
Present in Person	Tierra Lago
Absent	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
Present in Person	Vista Pointe
Absent	Wedgewood

## **I. CALL TO ORDER:**

Board President Tom Ruane called the meeting to order at 10:40 A.M. on, Wednesday, April 25, 2022, at the Vineyards Country Club, 400 Vineyards Boulevard, Naples, Florida.

## **II. DETERMINATION OF QUORUM AND PRROF OF NOTICE:**

A quorum was established with Tom Ruane (TR), Alan Norris (AN), John Bauman (JB), Tom Sackett (TS) in person, and Joe Braden (JB), as the Board of the VCA. Twenty Six Sub-Associations were represented by their Neighborhood Representatives, which constituted a quorum. Linda Ames, CAM 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 2021 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.

## **V. UNFINISHED BUSINESS:**

None

## **VI. NEW BUSINESS:**

- A. **Election of Officers:** An election for three open positions was conducted. The three candidates with the highest votes were Thomas Ruane, Thomas Sackett and John Bauman. These three candidates were each elected to a three-year term.
- B. **Vote on Proposed Second Amended and Restated Declaration of Master Covenants, Conditions and Restrictions; Vote on Proposed Amended and Restated Articles of Incorporation; and Vote on Proposed Second Amendment and Restated By Laws.** Proxies were tallied and the vote passed 1929 yes and 70 no.

**C. Roll Over of 2022 Surplus Vote:**

Roll over any surplus funds (if any) at the end of 2022 into the 2023 fiscal year: 1,999 yes votes approving the rollover of surplus funds, if any.

**VII. Board Members:** The VCA Board members are Tom Ruane (TR), John Bauman (JB), Tom Sackett (TS), Alan Norris (AN) and Joseph Braden (JB).

**VIII. ADJOURMENT:** There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 11:40 A.M.

Respectfully submitted,  
Linda Ames, CAM  
VCA Association Manager