

Vineyards Community Association, Inc.
Annual Meeting
April 28, 2021

Attendance list: Neighborhood Representatives or Alternate:

Present in Person	PMP Association Manager
Present in Person	VCA
Absent	Arbor Glen
Present by Zoom	Augusta Falls
Present by Zoom	Avellino Isles
Absent	Bellerive
Present by Zoom	Camelot Park
Present in Person	Chardonnay
Absent	Clubside Reserve
Absent	Concord
Present in Person	Erin Lake
Present in Person	Fountainhead
Absent	Glen Lake Estates
Present in Person	Hammock Isles Estates
Absent	Hammock Isles Villas
Present in Person	Hammock Isles Custom Homes
Absent	Laguna Royale
Absent	Lalique
Absent	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
Absent	San Rafael
Absent	Silver Oaks
Present in Person	Sonoma Lake
Absent	Terracina
Absent	Tierra Lago
Absent	Tra Vigne
Present in Person	Tuscany
Present in Person	Valley Oak
Absent	Venezia Grande
Absent	Villa Florenza
Absent	Villa Verona
Present in Person	Villa Vistana
Present by Zoom	Vintage Reserve
Present in Person	Vista Pointe
Absent	Wedgewood

I. CALL TO ORDER:

Board President Tom Ruane called the meeting to order at 10:38 A.M. on, Wednesday, April 28th, 2021 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), and Tom Sackett (TS) in person, and Steve Sorett (SS) via Zoom, as the Board of the VCA. Nineteen Sub-Associations were represented by their Neighborhood Representatives, which constituted a quorum. Elaine Perez 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 September 9, 2020 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 no longer recovering from the Hurricane Irma related expenses. The year 2020 ended favorable for the VCA with no debt or legal matters. The 2020 audit is in progress.

Property Management:

LAKES

Adam's Divers:

- During the last two months, the lake connections and catch basins have been inspected in the South basin. All pipes that had sediment have been cleaned.
- Maintenance of the inflow pipe was performed for Lake 13.
- The North basin will be inspected in 2022.
- There is work being performed at Lake 10 as of 4/28/2021. Adam's Divers is scheduled to complete the work by this weekend (5/2/2021).

Superior Waterways:

- Work on Lake 28 (adjacent to North gatehouse) commences on 5/4/2021. This is a lake bank control project. The work will take 2-4 weeks to complete from start to finish.
- Lake 28 and Lake 2 (behind the PMP office building) – Littorals will be planted to help prevent erosion.
- Sub-divisions – Littorals for all sub-divisions that contracted to do so are being planted beginning on 4/28/2021.
- Mosquito fish stocking taking place as well in the lakes.

LANDSCAPING

Completed in 2020:

- 70 new palms were planted all along Vineyards Blvd. Diseased or dead palms were replaced. 8 date palms were planted at Vintage Colony Blvd.
- The entrance by Vanderbilt was refurbished. Old and dead plants were replaced. New plants were added.
- Medians along North Arbor Blvd were re-done as well.

Completed 1st Quarter of 2021:

- Replaced/Refurbished 36 plant beds in medians and on the sides of the road on Arbor, Napa, and Vineyards Blvd. There are still about 30 more beds to be completed. (Note: Reason for this was because the plants were old or overgrown).
- Robellini palms were all trimmed along Vineyards Blvd & Arbor Blvd.

Upcoming in 2021:

- East buffer along Arbor Blvd – There are sections on the East side of Arbor Blvd where the perimeter fence is visible. Areca palms will be planted to fill in these areas.
- South guardhouse entry area – Currently working on landscape ideas to refurbish this area.
- Adding flowering trees all along Vineyards Blvd mostly on the medians and some along the side of the roads.
- Exotic palms are being planted along Vineyards Blvd to accent certain areas.
- More color to medians is being added to Vineyards Blvd.

V. UNFINISHED BUSINESS:

Adam's Divers Proposal – Ratification –

Estimate #487 totaling \$2,400.00, Estimate #488 totaling \$7,400.00, Estimate #489 totaling \$6,825.00, Estimate #490 totaling \$7,800.00, and Estimate #16297 totaling \$6,400.00 were approved and ratified. (TR) made a motion. The motion was seconded by (TS). All were in favor. Unanimous vote.

Summit Broadband – Ratification –

An amendment to the current Summit Broadband contract was signed. This Amendment may provide as much as \$8,000 in monthly savings for the VCA. The amendment was caused by an accounting change initiated by Summit. (TR) made a motion to ratify the decision in signing the Amendment. The motion was seconded by (AN). All were in favor. Unanimous vote.

VI. NEW BUSINESS:

- A. Election of Officers: An election for two open positions was conducted. The two candidates with the highest votes were Alan Norris and Joseph Braden. These two candidates were each elected to a three-year term.

B. Roll Over of 2021 Surplus Vote:

Roll over any surplus funds (if any) at the end of 2021 into the 2022 fiscal year; The motion was unanimously approved by all in attendance.

C. Membership Comments:

- Chardonnay homeowner asked the BOD and those present for guidance on a legal matter pertaining to a unit in their community. Those present advised that the owner speak directly to Chardonnay's legal firm.
- VCA Documents - The last version of the draft to amend the documents is with the attorney's office and will be posted to the website once finalized.
- Napa Ridge homeowner expressed concerns with speeding in VCA. Also inquired about the shopping center and had some questions. Bill Dimento who resides in Fountainhead agreed to assist with questions and concerns about the shopping center.
- Comcast has a few green boxes in several communities that appear to be an eyesore and some residents complained about them. Fountainhead has been in discussion with Comcast and the VCA will await the results of those conversations.
- Garage sales are not allowed in the Vineyards. A resident from Terracina inquired as to why and the BOD confirmed it's clearly stipulated in the governing documents that they are not allowed.
- Homeowners expressed concerns about pet owners not picking up after their pets all along Vineyards & Arbor Blvd. The BOD agreed to obtain more information on possible dog stations for this area.
- Discussion on getting pricing to have someone pick up trash for the VCA was mentioned.
- Possibly adding trash receptacles along Vineyards Blvd was discussed.
- Members Katrina Hull & Bernadette LaPaglia volunteered to make suggestions to the VCA on ways that they believe will enhance the beauty of the Vineyards.
- Tom Ruane thanked Steve Sorett for his time on the VCA BOD and his service. Steve will no longer be on the BOD.

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. ADJOURNMENT: There being no further business, a motion was made, seconded and unanimously approved to adjourn the meeting at 11:55 A.M.

Respectfully submitted,

Elaine Perez, CAM
VCA Association Manager