

MINUTES OF THE BOARD OF DIRECTORS MEETING FOR
DANIELS PRESERVE HOMEOWNERS' ASSOCIATION, INC.
January 14, 2008

The meeting was called to order at 6:30 PM by Virginia Gibens, President.

Directors present were Richard Vause, James Decuzzi, Sheila Ullmann, Tony Harris and Virginia Gibens.

A quorum was established.

Also present was Denise Barber of Benson's, Inc.

By proper motion by Mr. Harris, seconded by Ms. Ullmann, the minutes of the previous meeting of December 15, 2007 were approved as presented.

TREASURER'S REPORT: Ms. Barber presented the Treasurer's Report and stated that due to the high amount of foreclosures within the community there is a large deficit in the operating account.

Ms. Barber recommended that a meeting be scheduled for the Board to consider a special assessment.

COMMITTEE REPORTS:

ARB: By proper motion by Ms. Ullmann, seconded by Mr. Vause, the request of 11989 Country Day Circle to replace a dead tree was approved. The motion passed 4 to 1 with Ms. Gibens dissenting due to a conflict of interest.

By proper motion by Ms. Ullmann, seconded by Mr. Vause, the request of 11920 Country Day Circle to install a dog run was unanimously approved.

The above approvals were granted by the recommendation of the ARB Committee Meeting at 11920 Country Day Circle on January 8, 2008 at 6:00 PM.

SAFETY COMMITTEE: By proper motion by Ms. Ullmann, seconded by Mr. Vause, it was unanimously approved to have two stop signs installed at the front entry of Daniels Preserve.

Ms. Barber will get the pertinent information to Leland Mitchell to purchase the stop signs.

FINES: Ms. Barber presented a report on the responsibilities of a Fining Committee and stated it is not the obligation of the Fining Committee to inspect homes within the community for violations.

It was reported a Violation Committee is needed to patrol the community to determine the homes in violation of the Association documents. The Committee will meet with Tony Harris for better instructions as to how the process works and to contact Benson's with further instructions.

OLD BUSINESS:

RETAIN LEGAL COUNSEL: This item was tabled for future consideration, pending future interviews with counsel in the area.

UNAUTHORIZED RENTALS: Ms. Gibens provided Benson's with a list of homes to determine which homes were in violation for unauthorized rentals. Letters will be sent to the owners advising of the violation.

FRONT ENTRY GATE: It was reported until the rental situation is under control no action will be taken on closing the front entry gate.

COLLECTIONS: Ms. Barber presented an update on delinquencies.

TOWING COMPANY: It was reported Andy's Towing will be notified to reinstall a sign that was previously removed from the property.

LEE COUNTY SHERIFF'S DEPARTMENT: The Board was presented with a letter giving the Lee County Sheriff's Department authorization to patrol the neighborhood.

COMMUNITY WEBSITE: It was reported Louis Gaetjens was appointed as the community webmaster and Ms. Barber will contact Mr. Gaetjens for further instructions.

NEW BUSINESS:

AMENDMENTS AND PROCEDURES: No action was taken by the Board.

APPROVAL OF COMMUNITY SIGNS: This item was tabled for future consideration.

ESTABLISH BUDGET COMMITTEE: It was reported Mr. Harris and Ms. Gibens will serve on the Budget Committee.

PROCEDURES AND PROCESSES: No action was taken by the Board.

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The next meeting is February 11, 2008 at 6:30 PM at the Gateway District Meeting Room.

There being no further business to come before the Board, by proper motion the meeting was adjourned.