

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, June 9, 2008 at 6:30 p.m. in the conference room at Gateway Services District Offices 13240 Griffin Drive Fort Myers, FL 33913.

In attendance: Virginia Gibens, President
Richard Vause, Vice President
Kinley Engvalson, Secretary
Wanda Davies, Director
23 homeowners (list attached)
Alden K. Williams and John O'Gorman of
Sterling Property Services

Meeting Called to Order by President Gibens at 6:38 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams.

Minutes from prior meetings - The Minutes from the April 2008 Board meeting were approved on motion by Mr. Vause, and seconded by Mr. Engvalson. Following reading of the Minutes from the May 12, 2008 meeting, a motion was made by Mr. Engvalson, seconded by Ms. Davies, with unanimous approval of both Minutes.

Financials - The former management company is completing the end of May financials which will be reviewed for acceptance at a future meeting.

Committee reports –

Architectural Review Committee - Louis Gaetjens reported homeowners should be made aware that modifications to their landscaping (shrub and/or flower replacement) must be submitted to the ARC committee for consideration and recommendation to the Board for final approval. A motion was made by Mr. Vause, seconded by Mr. Engvalson, and approved by all, to advise homeowners of the requirement to submit their change requests to the committee. A list of approved flowers will be placed on the website.

OLD BUSINESS

Common area parking - There was an extensive discussion about the problem of street parking and how best to enforce the regulation stated in association documents. Because there were a number of suggestions both from the Board and homeowners in attendance, President Gibens appointed a committee to develop a list of recommendations to submit to the Board for consideration. The committee members are: Sheila Ullmann, Mike Lewis, Beth Breckenridge, Denise Schoonover, Leland Mitchell, and Board members Mr. Vause and Mr. Hansen.

NEW BUSINESS

Board resignation - The Board accepted, with regret, the resignation of former Treasurer, Tony Harris.

Appointment to the Board - President Gibens announced the appointment of Harry Hansen to replace Tony Harris as a Board member and Treasurer of the association. A motion was made by Ms. Davies, seconded by Mr. Engvalson, with unanimous approval, to affirm Mr. Hansen as a new Board member.

New management company – President Gibens introduced John O’Gorman, owner, and Alden Williams, CAM, of Sterling Property Services, the new property management company for Daniels Preserve. Alden will be the Property Manager responsible for working with and carrying out the directives of the Board.

Landscape issue - The Board asked Alden to prepare and send a letter to Mr. Kelly that he may be subject to a fine unless he sods his vacant building lots. The letter is to offer that one of the lots can be left as is if Mr. Kelly will permit parking on the lot. A sign will be posted “park at your own risk” to release Mr. Kelly from injury or damage responsibility. On motion of Mr. Vause, second by Mr. Engvalson, the Board voted to authorize a \$100 fine if the conditions stated herein are not met.

Boat parking - As documents prohibit parking or storing of a boat on streets or in driveways in Daniels Preserve, Mr. Juan Torres of 12208 Country Day Circle is to be notified he is in violation and must remove the boat from Daniels Preserve. On motion by Mr. Engvalson, second by Mr. Vause, the Board voted to assess a \$100 fine for this violation.

The next meeting of the Board of Directors will be at a date, time and place to be announced.

With no other business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:58 p.m.

Respectfully submitted,

Alden K. Williams
Alden K. Williams
Property Manager/CAM

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Attendance at the June 9, 2008 Board of Directors meeting

Virginia Bell
Harry Hansen
Wanda and Joel Davies
Leland Mitchell
Claudine Milz
Beth Breckenridge
Denise Schoonover
Gin Ali
Mike and Kim Lewis
Mike Breckenridge
Mike and Diane Flores
Prabha and Samitha Walpola
Kathy Cafaro
Charlene Couillard
Louis and Melissa Gaetjens
Glen Button
Valerie Chamberlain
Sheila Ullmann