

# DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

The meeting was held on Monday, August 11, 2008 at 6:30 p.m. in the conference room at Gateway Services District Offices 13240 Griffin Drive Fort Myers, FL 33913.

In attendance: Richard Vause, Jr., (RV) Vice President  
Kinley Engvalson, (KE) Secretary  
Wanda Davies, (WD) Director  
Harry Hansen, (HH) Director  
41 homeowners ( list attached)  
Alden K. Williams (AKW) and Tony Shefferd (TS) of  
Sterling Property Services

Meeting Called to Order by Vice President Vause (RV) at 6:34 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

The format for the Board meeting was changed to allow for an open discussion of topics and issues effecting the community by the owners in attendance. See attachment for topics discussed.

**Minutes** from prior meetings - The Minutes from the June 9, 2008 Board meeting were approved on motion by KE, seconded by WD and unanimously vote.

**Financials** - The June 30<sup>th</sup>. financial packet was emailed to the Board. By motion of KE, second by HH, the Board voted unanimously to accept the financials as stated.

**Committee reports** –

### OLD BUSINESS

Common area parking - Committee member Leland Mitchell reported that the committee is continuing to look at the options available for parking within the community. HH reported that the Asst. Fire Chief has stated that county code #18.2.2.5.1.1. provides the following: Access roads shall have an unobstructed width of not less than 20ft. and an unobstructed vertical clearance of not less than 13'6". The Board asked Mr. Mitchell to provide a written report for review and guidance.

### NEW BUSINESS

Board resignation - The Board accepted, with regret, the resignation of President Virginia Gibens.

Appointment to the Board - Two names were offered for consideration for the vacant position on the Board, Mike Lewis and Louis Gaetjens. RV asked for a show of hands in support of each candidate and it was 16 each. On motion by KE, second by WD, the Board voted to table further action until the next Board meeting. An owner being considered for the Board must not be delinquent in any financial obligations to the association.

ARB requests - Requests were received from HH and Mike Lewis for installation of gutters. Motion for approval by RV, second by KE, motion passed.

Pet approval - A request was received by a potential buyer as to the number of dogs permitted within the community. They have four (4) dogs, one is a 100 lb. Lee County police dog. The Board asked for further information as the documents limit the number and type of pets permitted. AKW will advise Board when that information is received.

Landscape issue - Former President Gibens met with TruGreen recently to look at areas they were not maintaining. TruGreen stated those areas had not been included in the original contract and provided a contract supplement for \$9420.00 bringing their contract to over \$42,000.00. AKW provided a proposal from Personal Touch Landscaping and Board members offered the names of three others who wished to offer quotes. AKW will talk with Peters Landscaping, R&S Landscaping, and Pillar Landscaping, to obtain their quotes and will email the information to the Board. By motion of KE, second by HH, the vote voted unanimously to authorize AKW to give the required 30 day cancellation notification to TruGreen.

AKW advised the Board that Dan Kelly of NicNat investments met with HH and AKW and agreed to immediately plant bahia grass on his 18 lots. The work has been or will be completed very soon. He is willing to consider allowing parking on one of his vacant lots but will need a legal agreement relieving him of financial responsibility for damage or injury.

Entry gates – AKW has obtained a proposal for repair of the gates. SEL Company of Punta Gorda will put the four (4) swing gates back into operation and maintain them in a service agreement of \$182.00 each month. There is no required length of contract – month to month. Any structural work or welding will be additional. On motion by KE, second by HH, the vote was unanimous to approval SEL for gate repairs.

The next meeting of the Board of Directors will be on Monday, September 8, 2008 at 6:30 p.m. at Gateway Services District Offices.

With no other business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

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

# DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

## MEMBER DISCUSSION OF TOPICS AND ISSUES - August 11, 2008

1. Who is responsible for maintaining the preserve areas?

Answer: Worthington has responsibility and will be asked to look at areas needing maintenance.

2. Discuss on-going expenses and income.

Answer: A chart was offered (attached) with a summary of monthly expenses and the obligation of each homeowner. Delinquent accounts may have a very negative effect on the association later in the year.

3. What about a capital contribution?

Answer: This is an option for membership consideration and will be a proxy option at the next Annual Meeting – will require a 2/3 owner vote for approval.

4. Why are legal fees so high?

Answer: A number of properties are delinquent and in or will soon be liened or foreclosed. Much of the legal, late fees and interest is expected to be recovered when properties are sold.

5. Can the developer be sued for the condition in which he left the association?

Answer: Although possible, it could be very expensive for the association.

6. When will an Audit of association finances be done?

Answer: This will be also be a proxy option at the Annual meeting. Approximate cost of an audit is from \$5000 to \$10,000 depending on size of budget, time required to review financial records, etc.

7. Why are lights not working on the lake aerators?

Answer: The lights have been turned off in an attempt to lower FPL expense.

8. What is the status of Comcast?

Answer: The contract was reduced for 2008 from about \$8000 to \$2700 monthly. On May 1, 2009, the monthly charge will return to \$8000 each month and will need to be budgeted accordingly.

9. Are expenses being monitored?

Answers: Although the 2008 budget is fixed, every effort is being made to watch or reduce expenses for the next few months. Current contracts are being reviewed and changed where possible. The 2009 budget will be prepared very carefully in light of association requirements and the present state of the economy.

# Daniels Preserve

Board meeting Monday August 11, 2008 6:30 pm

Name

Wanda & Paul Davies

Kim & Mike Ruin

Kim Kentz

Virginia Gibens

Suzanne Tiso

CRAIG COULLARD

Paul + Lori Bode

RUTH + LELAND MITCHELL

Helen Powell

Ray & Janet Staniewicz

Janet Harris

Jack & Susan Christberry

Laris Gathers

Valerie & Diane Chamberlain

KINLEY + CAROLYN ENGVALSON

Mitch Newkirk

Tom + Tanni Walbach

MARIA + MIKE GILBURG

Michael & Dave Flores

Susan & Prabha Walbach

DAVID HYDER

Name

Jim DeGuzzi

JASON Guthrie

Sheila Ullmann

Glen & Lisa Button

JASON KNOWLES

LISA GOTTSMAN

Shorab Bernard Ali