

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, September 8, 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
17 homeowners (list attached)
Alden K. Williams (AKW) of
Sterling Property Services

Meeting Called to Order by Vice President Vause (RV) at 6:35 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from August 11, 2008 Board meeting were approved on motion by KE, seconded by WD and unanimously vote.

Financials - The July 31st. financial packet was emailed to the Board today and will be deferred for consideration until the next meeting. AKW reported that Sterling found that the former management company was using a cash basis accounting system instead of the accrual method of accounting. Sterling is looking in to what is required to convert from cash basis to accrual which gives a more accurate picture of association finances.

Committee reports – The Board continued discussion of the parking committee report (appended to these Minutes) and asked the committee to provide additional information as to options for parking on and off street. A point was raised about commercial vehicles with large signs parking in driveways. The Board directed AKW to send a letter to the property owner advising that the sign must not be displayed while the vehicle is in the community.

OLD BUSINESS

Entry gates - AKW reported on the gate repairs and told the Board that new electronics boards have been ordered and will be installed soon. Once the gates are operational, property owners will be notified to determine if some do not have remotes needed for gate entry. To free up the congestion that occurs with parents parking while children are waiting for the school bus, alternative locations will be considered for possible move of the bus stop. Any lock on the small pass thru gate will be eliminated for now.

Owner fine - AKW reported on his conversation with Juan Torres, owner of the property where his renter had been driving throughout the community pulling a boat and trailer. Mr. Torres stated that had been a one-time incident and asked for the fine to be waived. Several Board members said that renter had and continues to pull the boat and has apparently purchased additional vehicles being kept on or in front of the property. AKW was directed to send a letter to Mr. Torres requesting that he appear at the next Board meeting to discuss why the fine should not be continued.

NEW BUSINESS

Board appointment - RV reported that Louis Gaetjens has withdrawn his request to join the Board due to additional work commitments. RV then made a motion to appoint Mike Lewis to the Board, seconded by KE, and unanimously approved.

Lake fountains - AKW was asked to contact a company to evaluate what would be needed to put the lake fountains back in full operation.

ARB requests - A request had been received several weeks ago from the Liu family at 12459 Country Day Circle to install a swimming pool. As the ARC committee had recommended approval, the motion was made by KE, seconded by WD and unanimous to grant approval of the application.

Landscaper change - TruGreen was given the 30 day cancellation effective September 15th. Four proposals had been received and were thoroughly reviewed. The proposal from Pillar Lawn Care and Landscaping was chosen on condition that Pillar come to an agreement with the management company to provide basic landscape services to a group of abandoned homes in the community. If unwilling to do so, Peters Landscaping is to be offered the contract under the same conditions.

Connection to storm sewer system - RV reported that he has been told that a new FBI building is under construction at the intersection of Gateway Blvd. and Commerce and will be connecting to the Daniels Preserve storm sewer system. He also stated Eagle Concrete had obtained an easement and has been connected to the system. AKW will look in to the matter of determining who is responsible for paying operating expenses and if these companies are sharing in this cost.

The next meeting of the Board of Directors will be on Monday, October 13, 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 7:54 p.m.

Respectfully submitted,

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

Daniels Preserve

Owner attendance

Monday Sept. 8, 2008

Name

Name

Heien Ullmann
Jesse Wade Davis

Michael Lewis

S. Bernard Ali

Michael Flores

Ruth + Leind Atwell

Tom Hubert

Diane Colon

Troy Tharvasen

CRAG BOUILLARD

Kris Spinazzo

KINLEY + CAROLYN ENGVALSON

Michelle Guthrie

JASON KNOWLES