

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, October 13, 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
19 homeowners (list attached)
Attorney James Costello
Alden K. Williams (AKW) of
Sterling Property Services

Meeting Called to Order by Vice President Vause (RV) at 6:30 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from September 8, 2008 Board meeting were approved on motion by KE, seconded by WD and unanimous vote.

Financials - The end of month financials for September had been mailed to Board members earlier. AKW reported that delinquencies had dropped about \$10, 000 from the prior month. Attorney Costello presented information about the status of collections and stated he felt that fewer liens and foreclosures were needing to be filed. There are signs of small improvements with some home sales being recorded and new owners becoming part of the community and taking on their financial responsibility. AKW reported it is difficult to state exactly where the association stands financially at this point but that expenses were being closely watched and efforts continue to collect outstanding owner balances. After October assessments have been received, and expense projections can be made for the last quarter, a more accurate financial picture can be offered at the November Board meeting. On motion by KE, second by WD, the Board approved the financials.

Committee reports – AKW advised the Board that Attorney Costello was still looking in to whether or not local or state statutes would allow for on street parking. More information will be available at the next meeting. A letter had been sent, and a personal visit made, to the property owner with the large yellow sign in the back of his pickup. He has agreed to cover the sign while in the community.

OLD BUSINESS

Entry gates - AKW reported that gate repairs have been completed and new car sensing loops installed. The data base list has been removed from the system for updating. An additional supply of gate remotes has been ordered for owners to purchase at \$35.00 each. A letter has been sent out to all owners, and a "take one" supply placed at the entry gate, to inform all of November 3rd. when the gates will become operational. The letter has also provided a four digit pin for owners to provide to their service people. Owners can access the community with the pin code if they do not have a gate remote.

Landscaper change - Pillar Lawn Care and Landscaping has begun providing service and improvements are underway. Pillar has agreed to provide basic mowing and weeding services, without charge, for ten homes that appear abandoned and where landscaping is below community standards. A list of homes in need will be changed or rotated depending on need.

Owner fine - AKW reported that he was unable to arrange for homeowner Juan Torres, to respond to the matter of his renter continuing to store or pull a boat and trailer within the community. It has also been noted that the renter may have purchased additional vehicles being kept on or in front of the property. AKW was directed to follow up with a letter to Mr. Torres requesting that he respond or appear at the next Board meeting to discuss why the fine should not be implimented.

NEW BUSINESS

ARB requests - A request had been received from Louis Gaetjens for landscape changes. Upon recommendation by the ARC committee, KE motioned, HH seconded, and the Board voted unanimously to approve the changes stated on the application request.

Connection to waste water or surface water system - Eagle Concrete, and a new building now under construction on Commerce Drive, may be connected to the waste or surface water system without sharing in the cost of operation. More information on this issue is still being obtained for further discussion at the next meeting.

Delinquency requests - Two owners have sent letters with regard to paying overdue assessments and Jamie Costello has made suggestions on both. On motion of KE, second by RV, the Board voted to follow the recommendation of Atty. Costello and asked that he notify both parties accordingly.

The next meeting of the Board of Directors will be on Monday, November 10, 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 8:10 p.m.

Respectfully submitted,

Alden K. Williams

Alden K. Williams
Property Manager/CAM

Daniels Preserve
Board meeting Monday October 13, 2008

Sign In Sheet

Name

Name

Hayden
Jael? Wanda Dany
James H. Costello
BRANDT RUTH MITCHELL
HELEN POWELL
Cari & mark Pusateri
KINLEY + CAROLYN ENGBALSON
Bernard Ali
Cathy Caharo Pelotte
Tom Nulban
Sheila Zellman
Michael Flores
Angel Matthews
David & Diane Burnett
Charlene Couillard
Rob Spicker
Jason Guthrie
Janet Harris