

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, April 20, 2009 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) President
 Kinley Engvalson, (KE) Vice President
 Mike Lewis, (ML) Secretary
 Harry Hansen, (HH) Treasurer
 Wanda Davies, (WD) Director
 5 homeowners (list attached)
 Alden K. Williams (AKW) of Sterling Property Services

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

Minutes from January 19, 2009 Board meeting were approved on motion by WD, seconded by HH and unanimous vote.

Financials from January, February and March 2009 were accepted on motion by HH, second by WD, and unanimous vote. Brief year to date financial overview appended to these Minutes.

OLD BUSINESS

Lake fountains/bubblers - HH reported that Gateway Services has offered to take over complete maintenance of the lake bubblers. FPL will determine cost of bubbler electric use and Gateway will reimburse the association for this expense twice each year. Once Gateway has provided and both parties have approved the agreement, the fountain lighting will be resumed.

Entry gates -- New lower wattage and cooler operating lights were recently installed to illuminate the gates.

Entry gatehouse - The vandalism damage has been repaired; painting by junior and senior volunteers has been completed; new cement column tops have been installed; the small entry gate has been adjusted and a new closer latch installed.

School bus pickup - HH has completed arrangements with A & S Transportation and Lee County for all buses to pickup either inside the community near the playground, or southeast of the entrance. HH also arranged for Gateway security to be present at time of bus pickups to advise parents they can no longer park vehicles in or near the entrance. Security may need to return to help enforce this new arrangement. Thanks also to HH for arranging with WCI to provide and install regulation No Parking signs, without charge, in the entrance area.

Landscape - Pillar Landscape will be providing a list of plants to be replaced along Commerce Lakes Drive. A new Landscape Committee was formed with appointment of Ruth Mitchell and Janet Harris as co-chairs to work with Pillar Landscaping to continue improvements.

Other Old Business

Comcast contract - The cable contract between the association and Comcast has been continued at the reduced rate of \$12.99 from May 1, 2009 thru April 30, 2010.

NEW BUSINESS

Developer bankruptcy - Attorney James Costello advised the Board that Mercedes Homes has filed for bankruptcy. Notification has been provided to owners via the website as to how to file a claim. After further discussion, a decision was made by the Board not to pursue legal action since specific loss could not be proven without considerable cost, and any award of damages could be pennies on the dollar.

Bike rack - As there appear to be bikes left near the gate while children are in school, AKW was asked to obtain cost info on purchasing and installing a bike rack near the gates in a location to be determined.

Playground equipment - Owner Leland Mitchell raised the issue of inspecting the playground equipment to be sure it was safe for use. The Board asked and Leland agreed to inspect and call AKW with a list of any needed repairs.

Basketball hoop - AKW provided cost information for possible purchase of a basketball hoop to be installed near the playground area. There are four or five homeowners with hoops which are often left near or on the roadway. After discussion, a motion was made by ML, second by HH, and unanimously voted not to pursue since the cost and undetermined use would not support the purchase.

Fence between communities - AKW has been informed that children, teenagers and some adults have been crossing from Daniels Preserve and walking through private property in Timber Ridge to get to the 7 - 11 store near Griffin Drive. Timber Ridge has asked if Daniels Preserve would consider splitting the cost of continuing the white vinyl fence along the border to try to prevent this traffic through the Timber Ridge community. The sense of the Board was not to consider this matter at this time. Ruth Mitchell suggested residents of both communities attend a Neighborhood Watch meeting in May and maybe No Trespassing signs as a deterrent.

The next Board meeting will be Monday, May 18, 2009 at 6:30 p.m. at Gateway Services.

With no other business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:37 p.m.

Respectfully submitted,
Alden K. Williams
Alden K. Williams
Property Manager/CAM

Daniels Preserve

Board meeting attendees

April 20, 2009

Names

HARRY HANSEN

Wanda Davies

Leland + Ruth McCall

Helen Powell

Mike + Kim Lewis

KINLEY + CAROLYN ENGVALSON

Richard Vause, Jr.

DANIELS PRESERVE HOA

March 31, 2009 Financial Statement Overview

The operating account currently shows a balance of \$95,547 of which, \$38,260 is owed to the reserve account (and will be transferred in April) and \$28,606 was collected in prepaid assessments, making the working cash around \$28,681.

The March YTD P&L is currently \$20,581 under budget. Most line items are running on plan but there are a few notable exceptions:

Income

Owner Interest Charges are \$7,556 higher than planned

Expenses

Cable TV charges are \$7,052 under plan and we are projecting an annual 2009 save of around \$28,000 to budget based on the continuation of the current Comcast charging structure through May 2010.

Legal Fees are \$2,364 under budget

Contingency shows zero expense to date against a budget of \$2,115