

# DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

The meeting was held on Monday, May 18, 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  
                                  12 homeowners ( list attached)  
                                  Alden K. Williams (AKW) of Sterling Property Services

Meeting Called to Order by President Vause (RV) at 7:10 p.m. following a Fine Hearing. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

**Minutes** from April 20, 2009 Board meeting were approved on motion by KE, seconded by WD and unanimous vote.

**Financials** from end of April were recently emailed to the Board. Review and approval will be tabled until the next meeting. AKW provided an overview of finances at the end of April.

### OLD BUSINESS

Rule violations - As a result of findings at the Fine Hearing prior to the Board meeting, the Board voted as follows: On motion by ML, second by HH, the vote was unanimous to fine the owner of 11908 Country Day Circle \$100 per day, starting two days after certified mailing, for each day that landscape is not improved up to a total of \$1000. On motion by ML, second by HH, the Board voted 3 in favor and 1 against to assess a fine against the owners of 12316, 12435, 12429, 12362 and 12111 Country Day Circle for installing new landscaping without prior ARC and Board approval. On motion by KE, second by WD, the vote was 3 in favor and 2 against imposing a fine of \$25.00 each against the owners of the 5 properties listed herein.

Lake fountains/bubblers - HH reported that Gateway Services has a meeting scheduled for May 19<sup>th</sup>. and more information will be available thereafter. It is expected that Gateway will take ownership of the bubblers from Worthington and will reimburse the association for electric expense for the bubblers only.

Lighting repairs - The gate lighting has been completed. AKW reported that the tree lighting in the entrance area is not ground fault protected. During irrigation cycles, some of the lights are under water. Recently an electrician was asked to install a breaker and it would not hold. Because of potential liability, on motion of HH, second by ML, the Board voted unanimously to authorize up to \$300 to explore and repair the problem. AKW will advise the Board when repairs are made or if unsuccessful requiring more time and expense.

School bus pickup – No parking signs - HH was commended for his successful efforts in eliminating car parking in the entrance area, and for arranging with WCI to install No Parking signs without cost to the Assoc. .

Landscape - Pillar Landscape has submitted a proposal to replace the dead Canary Palm on the center island inside the gate. Several options were offered and, on motion by KE, second by HH, the vote was unanimous to authorize Pillar to plant a foxtail palm with cost not to exceed \$1000.

ARC recommendations - Although there are several applications in process, none have reached the point of committee recommendations to the Board which should occur at the June meeting.

Other Old Business:

1. Bicycle rack - has been ordered and will be installed inside and left of the entrance gate.

**NEW BUSINESS**

Chinese drywall - AKW reported that he was aware of only one confirmed property with Chinese wallboard. There was one that tested clean. He has received a number of concerned owner telephone calls and has been offering steps being used by others to determine if there is a problem. Comments were made that some may not be taking the matter seriously and there is a great potential for serious property damage. The Board asked AKW to develop a letter to all homeowners to include information about this and other important matters.

Mercedes bankruptcy - The Board has received notification that Mercedes Homes is filing for bankruptcy protection and there is a deadline of June 28<sup>th</sup>. to file any claims against the company. This info. has been placed on the website and owners have been notified by mail.

Other New Business:

1. Satellite dishes - Association documents require satellite dishes to be placed where they cannot be seen from any street or road. The Board directed AKW to notify all homeowners that the dish must be installed on the rear third of their building.

The next Board meeting will be on June 15, 2009 at 6:30 p.m. at Gateway Services District Office.

With no other business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:46 p.m.

Respectfully submitted,

*Alden K. Williams*

Alden K. Williams  
Property Manager/CAM

Daniels Preserve  
Board meeting Monday May 18, 2009

Owner Name

~~Heidi Hansen~~

Tony + Sue Tiso

Wanda Davies

Kim Lewis + Mike

Angel Mathew

Leland Lowell

LELAND MITCHELL

DANIEL NOVOTNY

Prabha + Samitha Walpole

Gin + Bernard Ali

KINLEY + CAROLYN EDGVALSON

PATRICK YOPP