

# DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

The meeting was held on Monday, July 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:

Kinley Engvalson, (KE) Vice President  
Mike Lewis, (ML) Secretary  
Harry Hansen, (HH) Treasurer  
Wanda Davies, (WD) Director  
15 homeowners ( list attached)  
Alden K. Williams (AKW) of Sterling Property Services

As President Vause was away, the meeting was Called to Order by Vice President Engvalson at 6:31 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

**Minutes** from June 15, 2009 Board meeting were approved on motion by ML, seconded by WD with unanimous approval.

**Financials** from June 30, 2009 were accepted on motion by HH, second by ML, and unanimous vote. A brief financial summary as of June 30<sup>th</sup>. is appended to these Minutes.

### OLD BUSINESS

Rule violations - Landscape – 2 general violation letters mailed recently; 4 Second Notice and 2 Final Notice letters with July 30<sup>th</sup>. deadlines - if no changes, owners will invited to August 17<sup>th</sup>. Fine Hearing.

Satellite dishes – 29 letters mailed on June 30<sup>th</sup>. 11 owners have moved or eliminated dishes; 1 is disputing relocation, and 16 have not responded. Second Notice letters were mailed July 10<sup>th</sup>. giving owners until July 31<sup>st</sup>. If not moved, owners will be invited to August 17<sup>th</sup>. Fine Hearing.

Lake fountains/bubblers - Gateway Services has not yet resolved ownership with Worthington and the matter of bubbler system repairs. Gateway will determine and reimburse the association for the expense of electricity to run the bubblers and provide a check twice each year.

Entry gates – Photo beams have been recently installed on the entrance and exit gates to prevent damage to long vehicles and those with trailers. The claims for damage to a vehicle and the gates is still under consideration by the insurance company.

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Landscape - Pillar Landscape, as part of their contract agreement, is cutting the grass at ten (10) vacated properties without charge. At the Boards suggestion, Pillar will be asked for a proposal of cost to weedwack the garden areas and use Round-up on pavers with weeds. Costs will be added to the property assessment accounts which may or may not be fully recoverable.

ARC approval - On July 13<sup>th</sup>., the ARC committee recommended approval of the pool installation at 12465 Country Day Cir. (Petr Sekyra, owner). On motion by WD, second by HH, the vote was unanimous to approve.

### NEW BUSINESS

Playground equipment – AKW reported that an owner had notified of a broken swing seat. The seat has been removed and a new one will be ordered. Leland Mitchell also stated a screw was missing on the gym set and that will be replaced.

Lease application - A lease application was received from Leonor Franco to rent her Country Day Circle property for one year starting in August. Approval granted after review of lease, application and fee received.

### Other New Business

Playground trash - Two overflowing containers were recently emptied. A proposal has been received for \$120 for twice a month trash removal. The Board asked AKW to see if Pillar Landscaping will remove the trash at lower cost.

Lake fountains – An owner reported the fountain behind 12207 stopped running. AKW contacted AquaVision Fountains to inspect and advise. The control panel was shorted out and rewired. The fountain pump will need to be raised and inspected. If burnt out, the cost could be between \$2000 and \$2500. AquaVision will inspect the four other fountains and provide a report on any needed repairs. They will also look at relighting the fountains.

The next Board meeting will be Monday, August 17, 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 7:40 p.m.

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

# Daniels Preserve

Monday

July 20, 2009

Owner attendance

Names

Mike + Kim Lewis

Bernard Ali

Wanda Davis  
Angel Matthews

Suzanne Tuso  
M + D Flores

KINLEY + CAROLYN (ENGVALSON)

Paul + Lori Bode

Rob Spickard

LELAND + RUTH MITCHELL

Tim + Paul Weaver

Craig Couillard

## **Daniels Preserve HOA**

June 30, 2009 Financial Statement Overview

The operating account currently has a balance of \$90,575 after \$36,021 was transferred to Reserves. This balance includes \$27,912 collected in pre-paid assessments, making working cash around \$62,663.

The June YTD P & L is currently \$35,952 under budget with most line items running according to plan. Under income, owner interest is up at \$15,742. Expenses show cable TV \$13,731 under plan, gate repairs up \$2650, legal fees down \$1439, and contingency untouched at \$4231.

Of note is that Owner Delinquencies are down from May by \$16,037 although still high at \$164,988.

Since the first of the year, 20 properties have changed hands in Daniels Preserve.