

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

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

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

Minutes from July 20, 2009 Board meeting were approved on motion by KE, seconded by WD with unanimous approval.

Financials from July 30, 2009 were accepted on motion by RV, second by KE, and unanimous vote. A brief financial summary as of July 30th. is appended to these Minutes.

OLD BUSINESS

Rule violations - Satellite dishes – 31 letters mailed, 18 have been relocated, 2 are pending, and 2 have until 8/31 to relocate. Second Notice letters were mailed July 10th. giving owners until July 31st. and 9 have not responded or mail to last known address was returned.

On motion by ML, second by HH, the vote was unanimous to fine each owner \$300 and will be given 7 days to move or eliminate the dish, after which an additional fine of \$100 each day will apply up to a total of \$1000. AKW will prepare and send the notice by certified mail.

Landscape issues - The committee will talk with Pillar Landscaping about plants for the front entrance area. The recently planted foxtail palm will be replaced with a larger tree without additional cost.

Lake fountains/bubblers - Gateway Services has not yet resolved ownership. The association turnover documents will be reviewed for owner verification.

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.

Board of Directors meeting
Daniels Preserve August 17, 2009
Page 2 Old Business continued

ARC request - The committee received a request from Robert Ferrari of 12142 Country Day Circle to install a bronze colored screen door enclosure on his front entrance. With committee recommendation, on motion by KE, second by WD, the Board approved the request.

Playground trash removal – After review of two proposals for removal of playground trash, on motion by KE, second by HH, the vote was unanimous to accept the offer by Tony Tiso to remove the playground trash on a regular basis. Trashbags will be purchased by the association.

Other Old Business: The broken infant seat has been replaced, and the STOP sign at the entrance to the playground has been replaced.

NEW BUSINESS

Lake fountains – Three proposals were received for lake fountain repairs. On motion by KE, second by HH, the vote was unanimous to have AquaVision Fountains and Aeration Co. do the necessary repairs at a cost of \$2385.76. AquaVision will inspect the four other fountains and provide a report on any needed repairs. They will also look at relighting the fountains.

Other New Business

Pressure wash playground equipment - On motion by KE, second by ML, the vote was unanimous to have Personal Touch Landscaping and Pressure Washing pressure clean the tables and gym equipment at the playground at a cost of \$265.00.

Controlled burn – HH reported that Gateway Services will arrange for a controlled burn of the fields beyond the playground soon which may cause a considerable amount of smoke.

The next Board meeting will be Monday, September 21, 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 7:17 p.m.

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

Daniels Preserve
BOD meeting Monday August 17, 2009 6:30 pm

Attendees

Mike + Kim Lewis ~~2009~~

LELAND + RUTH MITCHELL

Wane Davies

Steve Tony Tiso

Jae Leather

KINLEY + CAROLYN ENGVALSON

Daniels Preserve HOA

July 30, 2009 Financial Statement Overview

The operating account currently has a balance of \$111,329 after receipt of 3rd. quarter assessment income. This balance includes \$10,187 collected in pre-paid assessments, making working cash around \$101,142.

The July YTD P & L is currently \$45,289 under budget with most line items running according to plan. Expenses show cable TV \$15,834 under plan, gate repairs up \$2650, legal fees down \$2200, and contingency untouched at \$4936.

Of note is that Owner Delinquencies are slightly higher than June at \$169,100 (\$164,988).

Since the first of the year, 23 properties have changed hands in Daniels Preserve, 3 since June 30th.