

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, September 21, 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
4 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 August 17, 2009 Board meeting were approved on motion by WD, seconded by ML with unanimous approval.

Financials from August 31, 2009 were not available in time to be reviewed and discussed and were tabled until the next meeting. However, a brief financial summary of the August financials was read by AKW and is appended to these Minutes.

OLD BUSINESS

Rule violations - Satellite dishes – 31 letters mailed, 19 have been relocated, 3 are pending, and 9 have not responded. Fines were levied against 5 owners but was one excused as the property was being sold and closed very recently. AKW will continue to press for the relocation of those who have not responded.

Landscape issues - The lighting for the new foxtail palm at the entrance has not been repaired. AKW will talk with Pillar Landscaping to see what needs to be done.

ARC request - The committee received a request from Robert Ferrari of 12142 Country Day Circle to install landscape lighting. The ARC committee had recommended approval. Gregg Buell, new owner of 12468 Country Day Circle emailed a request to replace the dead landscape at his property (had been abandoned for several months) using the same plants or those on the approved list. As the work was being done by the owner, on motion by HH, second by WD, the Board approved both requests

Playground trash removal – At the last meeting, homeowner Tony Tiso volunteered to remove the playground trash on a regular basis. Trashbags were purchased and delivered to Tony. Although not in attendance, the Board acknowledged and thanked Tony for his offer and efforts.

Board of Directors meeting
Daniels Preserve September 21, 2009
Page 2 Old Business continued

Other Old Business:

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

Lake fountains – AquaVision Fountains and Aeration Co. has completed motor replacement and repairs on one of the center lake fountains. Lights are on at all five fountains with some rewiring yet to be completed. There is additional work to be done on some of the control panels, and the fountains need to be cleaned or motors may burn out. On motion by HH, second by ML, the vote was unanimous to continue the repairs and approved proposals for \$424 and \$600.

Pressure wash playground equipment - Personal Touch Landscaping and Pressure Washing has completed the pressure cleaning of the tables and gym equipment at the playground.

Entry gate – vehicle damage - Philadelphia Insurance advises they have partially settled the vehicle damage claim and are working on settling with the vehicle owner's insurance company. There is no coverage or reimbursement to the association for the gate damage.

Entry gate signage - AKW has a new "Guests" sign on order for the one that had disappeared.

NEW BUSINESS

Developer signage - As Mercedes Homes has filed bankruptcy, a request was made by an owner to remove the sign at the corner of Gateway and Commerce Lakes Drive. A suggestion was also made to look into having the name removed from the two entrance monument signs. AKW will look into whether or not Gateway has to approve removal of the sign at the corner.

The next Board meeting will be Monday, October 19, 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 6:58 p.m.

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

Daniels Preserve

Board meeting Monday Sept. 21, 2009 6:30pm

Owner attendance

Mike + Kim Lewis

KINLEY + CAROLYN ENGBALSON

LORI BOPE

Robert Ferrari'

Wanda Davies

Daniels Preserve HOA

August 31, 2009 Financial Statement Overview

The operating account currently has a balance of \$103,466. This balance includes \$10,924 collected in pre-paid assessments, making working cash around \$95,542.

The August YTD P & L is currently \$53,294 under budget with most line items running according to , or below plan. Expenses show cable TV \$17,937 under plan, gate repairs up \$2296, legal fees down \$2530, and contingency untouched at \$5641.

Of note is that Owner Delinquencies are slightly higher than July at \$170,795 (\$169,100).

Since the first of the year, 30 properties have changed hands in Daniels Preserve, 7 since July 31st.