

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, October 19, 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
8 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 September 21, 2009 Board meeting were approved on motion by WD, seconded by ML with unanimous approval.

Financials from August 31, 2009 and September 30, 2009 were accepted on motion by HH, second by WD, and unanimous vote. A brief financial summary as of September 30th. is appended to these Minutes.

OLD BUSINESS

Rule violations - Satellite dishes – Of the 31 dishes in violation, 22 owners have moved or eliminated dishes; 8 have not responded or relocated. 3 of the 8 have been fined and the remainder will continued to be pursued. A Fine Hearing may be set for the next meeting.

Landscape - Flowers recently planted by Pillar Landscape in the entry area will be removed and replaced with larger plants by the Landscape Committee.

ARC approval - Three requests for property modifications have been received in October to date – the ARC committee recommended approval of all and the Board concurred: 12465 Country Day Cir. (Petr Sekyra, owner) to replace landscaping around completed pool installation; 12500 (Louis Gaetjens) to install rocks in his garden areas; 11921 (Janet & Dave Harris) to replace an Oleander bush with another species on the Gateway approved list. On motion by WD, second by HH, the vote was unanimous to approve all.

Other Old Business

Lake fountains/bubblers - Gateway Services has not yet resolved ownership with Worthington and the matter of bubbler system repairs. Aqua Vision has completed cleaning the three fountains in the center lake with one having wiring issues and one with a badly rusted light bracket that will need repair; cleaning of fountains in the west and east lakes will be completed this week. Thereafter, all fountains will be up and running and lighted.

NEW BUSINESS

Other New Business

Chinese wallboard - Another property has confirmed Chinese wallboard and a third is being tested. Owners are asked to advise Sterling Property Services of potential or confirmed cases.

Investor properties - Dan Kelly of NitNat Investments is negotiating sale of his 15 vacant lots to D.R. Horton Co. who has indicated intentions to commence building soon. AKW was asked to discuss how to proceed with requests and approvals with Attorney Jamie Costello.

2010 Budget - Detail relating to income and expenses for 2010 will be provided to the Board for review and comment. Once the proposed document is in general Board agreement, it will be sent to all owners along with the date of the meeting when the Board will ratify the Budget.

The next Board meeting will be Monday, November 16, 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 7:23 p.m.

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

Daniels Preserve
Board meeting Monday Oct. 19, 2009 6:30pm

Attendees

Suzanne Tiso

Terry Tucker

Ruth Winstedell

Kim + Mike Lewis

Charlene Couillard

KWILEY + CAROLYN ENGVALSON

DANIEL NOVOTNY

LISA GOTTSMAN.

Daniels Preserve HOA

September 30, 2009 Financial Statement Overview

The operating account currently has a balance of \$127,076. This balance includes \$30,488 collected in pre-paid assessments, making working cash around \$96,588.

The September YTD P & L is currently \$58,469 under budget with most line items running according to , or below plan. Expenses show cable TV \$20,040 under plan, gate repairs up \$2408, legal fees down \$3371, and contingency untouched at \$6346.

Of note is that Owner Delinquencies are at \$153,803, down from \$170,795 in August.

Since the first of the year, 32 properties have changed hands in Daniels Preserve.