

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, November 23, 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 – by conference call
Kinley Engvalson, (KE) Vice President
Mike Lewis, (ML) Secretary
Harry Hansen, (HH) Treasurer
Wanda Davies, (WD) Director
10 homeowners (list attached)
Alden K. Williams (AKW) of Sterling Property Services

Called to Order by President Vause at 6:32 p.m. As the President was present by conference telephone, it was decided that Vice President Engvalson would coordinate the meeting. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from October 19, 2009 Board meeting were approved on motion by RV, seconded by HH with unanimous approval.

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

OLD BUSINESS

Lake bubblers - Attorney Jamie Costello is researching documents to confirm that ownership of the lake bubblers and fountains were turned over to the association. Gateway Services has indicated they will take over responsibility of the bubblers only but they must be in full repair and operating. As some are not running, an evaluation is being done to determine the cost of repairs.

Landscape - Pillar Landscape is doing their best to jockey the abandoned properties so they are mowed at least once every two weeks. They are currently doing more than the ten agreed to in their contract.

Other Old Business - There was no other Old Business

NEW BUSINESS

ARC approval - Five requests for property modifications have been received in November to date:

- 11920 Country Day Circle (Ruth & Leland Mitchell) to install concrete curbing around their flower beds.
- 12327 Country Day Circle (Carl Pusateri) to remove dead hisbiscus tree & plant 14 shrubs from approved list.
- 12218 Country Day Circle (Terry Tucker) to install roof solar panels for pool/spa heating.

All of the above were unanimously approved on motion by KE, second by RV.

12094 Country Day Circle (Denise Schoonover) to repair and replace water damaged pavers, expand driveway by two brick length if matching pavers were available, and repair water damaged landscape. No committee or Board approval was needed.

12411 Country Day Circle (Bill & Ruth Anne Azevedo) to replace two cabbage palms with a foxtail and triple Royal palm, and expand their paver driveway by 7 ft. Owners withdrew request for fencing and will resubmit later. On motion by WD, second by HH, the vote was unanimous to approve only the palm replacement and driveway expansion.

2010 Budget - The Board reviewed and discussed the proposed 2010 budget. On motion by ML, second by HH, the vote was unanimous to mail the proposed budget to all owners stating the Board will vote to ratify the budget on Monday, December 7, 2009.

Other New Business

Owner complaints - A list of items was received from an owner requesting the Board address:

1. Blow up holiday decorations – the Board decided to table any decision\
2. Dog and children noise – the owner was asked to address with parents
3. Trash in lake – has been removed and will be monitored
4. Autos with commercial signage – Manager has or will contact any violators
5. Rats - Report any outside trash to Manager to contact violators. Owner should contact pest control company.

The next Board meeting will be Monday, December 7, 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 7:47 p.m.

Respectfully submitted,

Alden K. Williams

Alden K. Williams

Property Manager/CAM

Daniels Preserve

Board meeting Monday Nov. 23, 2009 6:30pm

Attendees

Kim & Mike Lewis

Joe Tiso

Christine Comunale

Lori Boste

Tony Tucker

Bill & Ruth Anne Azevedo

Blair Chamberlain

Charlene Couillard

Grenda Spuozzi

Daniels Preserve HOA

October 31, 2009 Financial Statement Overview

The operating account currently has a balance of \$144,146, less liabilities of \$58,563 leaves a working cash balance of \$85,583. (Of note, November and December expenses may average from \$25,000 to \$30,000 each month to considerably reduce cash balance.)

The October YTD P & L is currently \$64,583 under budget with most line items running according to , or below plan. Expenses show cable TV \$22,143 under plan, gate repairs over at \$2498, legal fees down \$2797, misc. grounds expense over at \$4245, and contingency untouched at \$7051.

Of note is that Owner Delinquencies are at \$167,258, up \$12,000 from September.

Since the first of the year, 36 properties have changed hands in Daniels Preserve.