

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, December 7, 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 - by conference call
Harry Hansen, (HH) Treasurer
Wanda Davies, (WD) Director
7 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 6:30 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from November 23, 2009 meeting were unanimously approved on motion by WD, seconded by HH.

Financials from November 30, 2009 were not available for discussion.

OLD BUSINESS

2010 Budget - As the proposed budget was sent to all owners, and no comments received, on motion by HH, second by WD, the Board vote was unanimous to ratify the Budget for 2010.

Lake fountains/bubblers - This matter was tabled for further discussion at the next meeting.

Landscape - Flowers recently planted by Pillar Landscape in the entry area have been removed and charges credited. Larger plants have been installed by the Landscape Committee. To further clarify, the committee and Board agree that replacing shrubs, trees and flowers with similar plants, on the approved list, do not require committee and/or Board approval.

Investor properties - Association Attorney James Costello has provided a legal opinion on the potential sale and development of the vacant lots in the community. The documents state the application to build a home must be submitted by the property owner for consideration and recommendation by the ARC committee and approval by the Board of Directors. 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.

NEW BUSINESS

ARC approval - Two requests for property modifications have been received:

Christine Comunale – 12357 CDC - Small storage shed for outside chemical storage.

Tabled for discussion at next meeting.

Mary Islas – 11915 CDC – Erect screened lanai at rear of home.

Committee recommended and Board approved on 12/7/09.

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Other New Business

Lighting playground area - AKW was asked to contact FPL to obtain information about installing a streetlight in the playground area.

Vacant lot development - On motion by HH, second by WD, the vote was unanimous to decline considering the project suggested by D.R. Horton to build homes on any of the vacant properties in Daniels Preserve since the documents require an application be submitted only by the owner of the property. It is further decided that an owner workshop be held to allow for D.R. Horton to make a presentation to the community and address any questions about their potential plans.

ARC committee appointments - On motion by HH, second by WD, the vote was unanimous to appoint Kim Lewis and Brenda Hauger to the Architectural Review Committee. As she has been unable to respond to and assist the committee with owner requests, a letter will be sent to Sue Chrisenberry thanking her for past services on the committee.

The Annual Meeting of the association will be held on Monday, January 18, 2010 at 6:30 p.m. at Gateway Services District Offices.

The next Board meeting will be Monday, January 18, 2010 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 7:30 p.m.

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

Daniels Preserve

Board Meeting Monday Dec. 7, 2009 6:30pm

Owner attendance

Gracia Shaefer 12917 Village gate ct

Sue Tiso

Ruth Leland 10411

Christine Comunale

Diane & Michael Fuso