

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, February 15, 2010 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) President
Bill Azevedo, (BA) Vice President
Virginia Gibens, (VG) Treasurer
Christine Comunale, (CC) Director
18 homeowners (list attached)
Alden K. Williams (AKW) of Sterling Property Services

Called to Order by President Engvalson at 6:40 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from December 7, 2009 meeting were unanimously approved on motion by VG, seconded by BA.

Financials from November 2009 were unanimously approved on motion by CC, second by BA, and December, 2009 were unanimously approved on motion by BA, second by VG. A brief end of year overview was read by AKW (appended to these Minutes).

OLD BUSINESS

Landscape - The Landscape Committee is searching for palm trees to replace the Canary palms that have become diseased. Pillar Landscape has said they will match price of palms found elsewhere. VG asked the committee to advise Pillar that there are invasive plants growing along front fence area.

NEW BUSINESS

Landscape Committee appointment - With agreement of the Board, KE appointed Valerie Chamberlain to the Landscape Committee.

ARC approval - Two requests for property modifications have been received:
Brenda Hauger – 12351 CDC - Add security cameras at her home.
Committee recommended and Board approved on 2/9/10.
Wayne Helm – 12190 CDC – Erect screened lanai at front entrance of his home.
Committee recommended and Board approved on 1/29/10.

Sterling management contract - VG stated that the contract signed in June 2008 was for 1 year and the monthly amount was inadvertently increased when the budget was prepared for 2009 causing an overpayment. Sterling will refund the association for five (5) months of the inadvertent increase (or \$2150) with any future adjustment made effective with the annual budget. The 2010 fee was approved by the Board during the budget setting process.

Playground area - AKW has obtained information from FPL about installing a streetlight in the playground area. Valerie Chamberlain offered to review the proposal and respond with the best method for lighting that area. On motion by BA, second by VG, the Board authorized AKW to write a letter to the Lee Co. Sheriff's Office requesting they enter the property to patrol the playground area. On motion by VG, second by BA, the vote was unanimous to approve removal and disposal (incl. \$50 disposal fee) of the gazebo which is unsafe and could be dangerous. Owner Tony Tiso has offered to tear down and Bill Azevedo and others will be asked to volunteer to help.

Other New Business

Website - Mike Lewis established and has been maintaining the association website without compensation. On motion by BA, second by VG, the vote was unanimous to provide an annual amount of \$500 to Mike plus up to \$100 for additional related website expenses. Mike was asked to place an announcement on the website asking for ideas and suggestions for equipment that would make the playground more usable and enjoyable.

Social Committee - With Board approval, KE appointed or re-appointed the following members to the Social Committee: Sue Chrisenberry, Denise Schoonover, Sue Tiso and Ruthanne Azevedo.

Plans processing - On motion by VG, second by CC, the vote was unanimous to obtain information about establishing a graduated fee schedule for review and processing construction plans requiring a permit by Lee County ordinance.

Comcast - On motion by VG, second by BA, the Board voted unanimously to resume the regular contract payments to Comcast upon renewal for 2010-2011 on May 1, 2010. The number of properties included in the contract should be verified as 197.

Vacant lot development - There was a general member discussion of the D. R. Horton workshop held last week. The Board meeting on March 1st. will be devoted to continued discussion of this matter.

The next Board meeting will be Monday, March 1, 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 7:40 p.m.

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

DANIELS PRESERVE HOA

December 31, 2009 Financial Statement Overview

The operating account currently shows a balance of \$149,488.46 with all scheduled reserve payments for 2009 having been completed. The working cash balance is \$120,583.79 as \$28,904.67 of the above balance has been collected in prepaid assessments (due January 1, 2010).

The association has a year-end operating surplus of \$70,384.26 due to the following major variances:

Income:

Unbudgeted Owner Interest Charges of \$26,321.68

Unbudgeted Miscellaneous Income (gate remotes and late fees) of \$9,522.06

Resale Application Fees of \$1,150

Expenses:

Cable TV charges are \$23,451.58 under spent due to the successful renegotiation of the Comcast contract through April 2010.

The Contingency budget of \$8,462 remained unspent

Other Notables:

Accounts Receivable: Assessments (the amount owed by delinquent owners) has been reduced from \$149,790 as at 12/31/2008 to \$107,107 an overall decrease of \$42,682.

The reserves are now fully funded for 2008 and 2009. There was an outstanding balance owed to the reserve account (from operating) at 12/31/2008 of \$34,496 due to lack of cash. This has now been repaid along with the scheduled transfers for 2009.

Daniels Preserve

Board meeting Monday February 15, 2010 6:30 pm

Attendees

Ruth + Leland McCall

Kathy Cafaro Beltracchi

Whizome Tiso

Grandson Fawcett

Wayne Helm

Mike Borowick

DENNE BOROWICK

Mike & Kim Lewis

Harvey HANSEN

KINLEY + CAROLYN ENGVALSON

Wanda + Joel Davies

Fels Spickard

Oren Gottesman

Valerie Chamberlain

DANIEL NOVOTNY

Vincent Boanne Guarino

Susan Christenberry

Denise Schoonover

Lori McClintic

Charlene Lehard