

**DANIELS PRESERVE HOMEOWNER'S
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

MINUTES

The meeting was held on Monday, March 22, 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
 Kris Edwards, (KE) Secretary by conference call
 Virginia Gibens, (VG) Treasurer
 Chris Comunale, (CC) Director
 16 homeowners (list attached)
 Alden K. Williams (AKW) of Sterling Property Services

The meeting was Called to Order by President Engvalson at 6:32 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from February 15, 2010: Following discussion, an amendment was offered to waive the 3% management company fee increase which had previously been approved as part of the 2010 budget. Motion by CC, second by VG with unanimous approval. With that amendment, the Board unanimously approved the Minutes on motion by BA, and second by CC.

Financials from February 28, 2010 were tabled for discussion at the next meeting.

OLD BUSINESS

Vacant lot development - Builder D.R. Horton has withdrawn their request to buy Nitnac lots. A committee will be appointed to develop a fee schedule for charges relating to future review, approval or denial of plans for home building. Attorney James Costello is working on revisions to strengthen the documents relating to the types of homes to be built in the community.

Landscape - The Landscape Committee is concerned that some common areas of the community are not being maintained by Pillar Landscape according to their contract. The committee was asked to list their concerns on paper and to meet with and review them with Pillar. Once Pillar responds in writing, the committee will report to the Board indicating steps to be taken to resolve all concerns. The committee will obtain other landscaper proposals for comparison. Landscape replacements will be put on hold until matters of concern are resolved.

Comcast contract renewal - The association budget has been adjusted over the last two years to return this expense item to the level of the original contract. Comcast will be notified that, for renewal on May 1, 2010, the association will resume paying the amount stated in the contract for the type of service originally agreed to. Comcast will be required to make any required adjustment in charges billed to individual homeowners for services provided above that paid for by the association.

Playground lighting - Valerie Chamberlain has been developing cost information for adding lighting to the playground area which will be discussed at the next meeting.

Social Committee - No report was available

NEW BUSINESS

Community yard sale - To be held Saturday, April 3rd. from 8 a.m. to 2 p.m. An ad will be placed in the News Press paid for by the association.

Common area insurance - Gulfshore Insurance is reviewing the association insurance program and will offer a comparison of coverages and costs.

Trash containers - Many owners are placing their trash at curbside much earlier than allowed by assoc. documents and are placing empty containers outside of their homes in violation. On motion by BA, second by VG, the vote was unanimous to enforce the requirement to keep containers within the home. Letters will be sent to violators and this item will be covered in a community newsletter under development.

Mailbox repairs - There have been several mailboxes damaged recently requiring repair or replacement. As documents do not state assoc. responsibility, on motion by BA, second by VG, the Board voted unanimously to bill owners for any costs paid by the association.

Newsletter - A newsletter to be sent to all owners and renters which will include such topics as trash container storage, vehicle parking on vacant lots/streets, speeding within the community, picking up dog waste, irrigation water schedules, etc.

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

Chris Comunale – 12357 CDC - Concrete landscape edging and new hedge planting.

Committee recommended approval on 2/26/10.

Louis Gaetjens – 12500 CDC – Add plants and expand planting bed.

Committee recommended approval on 3/18/10

On motion by KE, second by BA, the Board voted unanimously to approve these ARC requests.

Playground additions - Suggestions were made to add a volleyball court and a picnic lean-to the playground area. Additional suggestions will be obtained for decisions at a later meeting.

The next Board meeting will be Monday, April 19, 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 7:45 p.m.

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

Daniels Preserve HOA

February 28, 2010 Financial Statement Overview

The operating account currently has a balance of \$179,799 less liabilities of \$42,974, making working cash around \$136,825.

The February YTD P & L is currently \$13,384 under budget with most line items running according to , or below plan. Expenses show cable TV \$6963 under plan, gate repairs down \$255, legal fees up \$4194, misc. grounds expense under by \$276 and contingency untouched at \$688.

Of note is that Owner Delinquencies are at \$146,735, down from January but up slightly from December.

Since the first of the year, 2 properties have changed hands in Daniels Preserve.

Daniels Preserve

Board meeting Monday March 22, 2009 6:30 pm

Attendees

Robert + Candace Pingree

~~HARRY HANSEN~~

MIKE + KIM LEWIS

MIKE BOROWICK

WELAND + RUTH MITCHELL

Clifton + Lori McClintic

LORI BODE

Michael + Diane Flores

KINLEY + CAROLYN ENGBALSON

Rob Ferrari

Oren Gottesman