

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, April 19, 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
Kristine Edwards. (KE) Secretary
Virginia Gibens, (VG) Treasurer
Christine Comunale, (CC) Director
13 homeowners (list attached)
Alden K. Williams (AKW) of Sterling Property Services

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 March 22, 2010 meeting were unanimously approved on motion by BA, seconded by CC.

Financials from February and March 2010 were unanimously approved on motion by BA, second by KE. A brief overview was read by AKW (appended to these Minutes).

OLD BUSINESS

Landscape - The Landscape Committee reported on their March 29th. meeting with Brad of Pillar Landscape to discuss issues not being addressed (Report attached). A list was provided to Pillar and the committee noticed some items were being handled and corrected. Continued improvements will be watched for and monitored. A motion was made by VG, seconded by BA, with unanimous vote to continue Pillar Landscape services through the end of their current contract on 8/31/2010 provided the level of service provided remains to the satisfaction of the Board of Directors. Pillar is to be advised that the committee will be requesting additional landscape bids for 2010-2011.

Comcast renewal - Comcast has provided a contract amendment that effective May 1, 2010, the amount billed each month will revert back to the original contract before the reduction. The new rate will increase from \$12.99 to \$40.92 plus taxes. Owners who have opted for additional services will see a reduction in their monthly charges.

Common area insurance - Because a comparative bid was late, the current insurance coverage with Associations Insurance was renewed on April 15th. for one year. As this policy does not have property damage coverage, new quotes are being obtained for the Board to consider.

Other Old Business

Trash containers - A general letter was mailed to all owners on March 29th. pointing out certain concerns including storage of trash containers outside. A letter was sent to 16 owners on April 13th. advising them they were in violation as docs require these containers to be stored inside

Mailbox replacements - Five owners have been billed for repairs or mailbox replacements, Two have paid and the others will be billed until paid.

Community park/playground - Several ideas were presented for improvements or additions to the park/playground area. Installation of a basketball hoop, purchase of a picnic table and a canvas cover on steel posts were tabled for later consideration. Purchase and installation of a volleyball net with painted posts cemented in the ground was unanimously approved following a motion by CC, and second by KE. Volunteers will be asked to help with the installation.

Document revisions - The committee is developing a list of suggested changes to the documents that will update the requirements for erecting homes on any of the remaining vacant lots in Daniels Preserve.

NEW BUSINESS

Corner vacant lot - The community will be surveyed to determine if there is interest in purchasing the corner lot formerly a model parking lot for a possible park or other association use.

Delinquent account - An issue was raised that a current Board member had been elected in January although that person may have been delinquent in assessment payments. Following discussion, a motion was made by CC, second by VG, the Board voted four in favor and one abstaining, to obtain further information about any amounts due for further discussion and action by the Board of Directors. It was noted that the Board member disputed that her account was delinquent.

ARC approval - Four requests for property modifications have been received:
David Arringdale – 12869 Pastures Way - landscape modifications.
Committee recommended on 4/9 and Board approved on 4/14/10.
Lisa Drozdowski – 12926 Pastures Way – Paver pad and walkway.
Committee recommended 4/12 and Board approved on 4/14/10.
Jerry Matthews – 12207 CDC – Flower bed edging
Committee recommended 4/7 and Board approved on 4/12.
Robert Pingicer – 12041 CDC – screen front entry
Committee recommended 4/1 and Board approved on 4/1.

The next Board meeting will be Monday, May 17, 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 8:27 p.m.

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

Daniels Preserve

Board Meeting Monday April 19, 2010 6:30 pm

Attendees

HARRY HANCOCK

Wanda & Joel Sawyer

Angene Russo

MIKE & Kim Lewis

KINLEY + CAROLYN ENGVALSON

Valerie Chamberlain

LELAND + RUTH MITCHELL

Jared Hammi

M + D FLORES

Daniels Preserve HOA

March 31, 2010 Financial Statement Overview

The Operating account currently has a balance of \$204,614, less liabilities of \$36,188, making working cash around \$168,426.

The March YTD P&L is currently \$26,289 under budget with most line items running according to, or below plan. Expenses show cable TV \$10,444 under plan, gate repairs up \$255, legal fees up \$2944, misc. grounds expense up \$471, and contingency untouched at \$985.

Of note is that Owner Delinquencies are at \$127,833, down approximately \$20,000 from February.

Since the first of the year, 8 properties have changed hands in Daniels Preserve.

Alden Williams

From: Valerie Chamberlain [valerie@allwayselec.com]
Sent: Tuesday, March 30, 2010 2:50 PM
To: Alden Williams
Cc: board@danielspreservehoa.org; lrm.rfm@juno.com; 'Duane Chamberlain'; 'Louis'; buttonhome@embarqmail.com; janetharris11921@comcast.net
Subject: Landscape Issues

Good Afternoon Alden,

Yesterday Virginia, Ruth, Janet , and I had a meeting with Brad from Pillar Landscape some concerns we have about / with our common areas within the community. During this meeting we discussed the issues that we are having with the ant beds, weeds and dying grass around the property.

1. **Ant Beds:** these are ridiculously large beds and are everywhere on the property. Brads response is that he has treated these beds. When asked if he has ever been here while his people were here to treat and what the chemical is being used to treat this? His response: the chemical was listed in a prior email; I am asking to please forward this information to me as I would like to follow-up. We feel that this is not sporadic here and there and if treated properly these many beds should not be an issue.
2. **Weeds all over the property.** These are very large weeds and are clearly taking over many areas of our property. The park, the common area along Commerce Lakes Dr., same area on the inside of the fence, and in the beds on the outside of the fence along our monument signs. When asked if this has been treated his response was the same. Again if this is treated and properly maintained these can be controlled.
3. We had also inquired about the **schedule of trimming and clean up** for the community. We were told that this is on the schedule but not for a couple of weeks. This is very late for Florida but I will agree that we have had a unusual winter and a couple of weeks won't hurt.
4. We had discussed the **damaged and dead palms**. His response to this was that these trees were in bad shape since his starting back in June of 2008. And that he has been doing research to find out what to do. The canary that we lost did not have weevils it clearly just need the proper care and treatment as well as the ants and the weeds. **It is not true** that only sick palm can get weevils. Fact: weevils are prone to all palms but are very prone to canary's therefore this is why a canary date palm is a very high maintenance palm to up keep. If the palm is unhealthy it can be very difficult to fight the weevils. This is why they need to be treated and is recommended to rotate the chemicals of treatment to get the better effect. My opinion is that our canary was not treated properly as with the above concerns listed above.
5. We had asked why the **Bahia grass** behind our (Leland and Chamberlain) residences was in such terrible shape due to weeds and a dying look. He explained to us that the Bahia grass was nothing more than a weed and that this is the way that this type of grass looked every winter.

Now this is true but with the exception of properly irrigated bahia will be as green as any other grass. So I explained this to him and had asked if our irrigation was running back there and he said he was going to check on this.

I had asked Brad if his guys were being supervised while working on our property and he informed me that he is there every Monday with them. I myself have never seen him there but maybe I just did not catch him at the right time. I then have to ask if he walks these areas down? Does he have the credentials to be the landscaper to take care of our community?

Why does it take a meeting to point out the obvious issues that we are having and every response that he provides is that "these were the existing conditions since he started caring for this property" Or that "Alden said"

He also stated that you have never walked or discussed the actual common area boundaries with him? And that the only way he knows these limits or boundaries is by going to www.leepa.org Although this should have already been done / info provided.....I would say a good start is to get these areas properly identified for his scope of work.

I recall the meeting when the landscaper was chosen and we had many proposals from several different companies to care for this property at a much lower price than what was being cared for at that time....not sure what it is now, but feel that this subpar service be further scrutinized as there are many hungry professionals out there looking for work. I do not know how the final selection of Pillar came about but this cannot continue or we will have large costs to get these items corrected. I will say I have not noticed all this until the walk down yesterday but I am very concerned and frankly disappointed with this. I believe this contract is around 40K a year? We need to have whomever doing this monitor / supervise their work, their men, and our property.

We also pointed out to Brad that there are exotics growing in areas that are invasive and he had no clue. But please remember that he is here every Monday supervising. I would think that he would at least check these areas once a month, this clearly has not been checked in quite some time.

It is my opinion that he has had 1.5 years to have cleaned up this property and provide the proper maintenance that is needed.

It is also my opinion that this property was in much better shape when I first came here 3 years ago then what it is now.

I also feel that we are being over charged for the services that he is providing. We are basically paying for a mow and go.

I also want to address my concern and should be everyone's concern about paying this contractor for a month in advance for services that are clearly not being performed. This month in advance is not standard procedure I have made several calls today and this is NOT normal procedure.

Alden I believe that you have been misinformed if you think that this is standard procedure; and if this is what he requires I feel this should be changed immediately before we are left looking for service from someone who may not be in business tomorrow. It is not the responsibility of this community to carry his payroll or materials used. I cannot think of a single service that you pay in advance for work

not performed. As I stated above I have made a few calls to inquire if this is what landscape companies do and I was told no they invoice for services rendered or end of the month.

During our meeting Brad was telling us that our super weeds and wonder ants and swine flu weevils were resisting the treatments given do to the chemical rules changing in the state of Florida. This again is **not true** I did some foot work today and contacted one of Florida's top landscape chemical companies around Lesco which is now owned by John Deere Landscapes. The Area Manager and I have a professional relationship. We discussed everything that Brad explained to us and none of the chemicals have changed since I have been in this industry. Therefore I have received many product labels to share that would be the proper way to treat our issues and be able to save our areas. I would be more than happy to share this information. Brad had stated in our walk-thru meeting that he was going to get a second opinion on our areas and put the effort in to get this resolved. I would think this is a top concern for him as this is a concern for this community.

Brad had asked if could come to our next HOA meeting that he really wanted to be there. I advised him to bring a game plan to remedy these issues as I feel these are his issues and not the burden (cost) of this community. I feel that these issues should not wait and if Brad has a plan we would like to hear it; but these areas of concern should be addressed immediately and not wait for a board meeting.

I would like to end this email explaining to everyone that my opinion above may not represent everyone on the 3/29/10 walk-thru position and I encourage any additional comments to be made by my friends and neighbors.

In closing I would like to add that I was / still a professional landscaper / listed below is my credentials;

A Licensed Florida Nurseryman

A Nationwide license water Tech.

A License spray Tech (My license has since expired due to being out of the industry)

My references are;

Miromar Golf Course and Maintenance

Miromar Outlet Mall in architectural landscapes

Miromar Beach Club in architectural landscapes

Miromar Golf Course in architectural landscapes

Old Corkscrew Golf Course- I assisted Jack Nicholas (The Bear) and his design team to build this course.

John Deere Landscapes- Branch Manager

THANK YOU,

Valerie Chamberlain

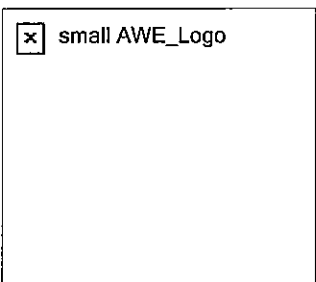
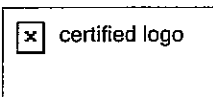
3/30/2010

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