

# DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

### MINUTES

The meeting was held on Monday, May 17, 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  
                                 28 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 April 19, 2010 meeting were unanimously approved on motion by BA, seconded by VG.

**Financials** from April 2010 were unanimously approved on motion by BA, second by CC. A suggestion was made by VG that AKW place some of the Reserve funds in a certificate of deposit to gain a higher rate of interest.

Prior to moving on to other matters, Pres. KE asked for owner comments about the Agenda and there were none.

### OLD BUSINESS

Landscape - The Landscape Committee is developing specifications which will be used for bidding at the next contract renewal date in August. A motion was made by BA, second by VG and passed unanimously for committee members to have their ideas and comments in to Valerie Chamberlain by Friday so the document can be finalized and sent out for bids.

Corner vacant lot - Motion made by VG, second by BA, with unanimous approval to develop a survey for taking door to door to determine owner interest in negotiating to purchase the corner lot just inside the entrance gate.

### NEW BUSINESS

Resignation from Board - On motion by BA, second by CC, the vote was unanimous to accept the resignation of Board member Kris Edwards.

Appointment of new Board member - Two owners submitted Intent to Run forms requesting appointment by the Board to fill the unexpired term of the resigning Board member. Valerie Chamberlain gave brief comments on why she wanted to be on the Board and AKW read parts of the bio. submitted by Robert E. Bruist who was not present. The Board voted by written ballot and Valerie Chamberlain received the majority vote and was appointed to the Board.

Affirm collection of past due accounts - AKW explained the various steps in the collection process and other Board members offered comments about possible changes in procedures. AKW was asked to review the "acceleration of accounts" process and obtain information from the attorney about making changes.

To allow individual accounts to be cleaned up of a late fee and interest at the time of a property transfer, on motion by VG, second by BA, the vote was unanimous to allow the management company to waive up to \$35.00.

Becker & Poliakoff - Contact had been made and some information obtained for document revisions. As the association attorney, James W. Costello, has indicated his interest in handling these revisions, a motion was made by VG, second by CC, with unanimous approval to have the Costello Law Firm proceed using the Topical Amendment method.

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

- Jitka Kurakova – 12053 Country Day Circle - install pool and cage.  
Committee recommended on 4/22 and Board approved on 4/26/10.
- Philip Jackson – 12005 Country Day Circle – install pool and cage.  
Committee recommended 4/26 and Board approved on 4/27/10.

On motion by CC, second by VG, the vote was unanimous to affirm prior approval.

The next Board meeting will be Monday, June 21, 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 7:28 p.m.

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

Daniels Preserve

BOB meeting Monday May 17, 2010 6:30pm

Attendees

RUTH + LELAND MITCHELL

DUANE CHAMBERLAIN II

VALERIE CHAMBERLAIN

Wanda + Joel Davies

Kim + Mike Dennis

Mike Sullivan

Kris Duffin

Jane Harris

DAVE HARRIS

HARRY HANSON

ROBERT KINGER

Sue + Tony Tiso

Suzanne Deik

Glen Button

CARL Heintze

Daniel Novomy

Marcos A. Munoz

Shannon Wayland

Corey Wayland

Liane + Mike Flare

Oren Gottesman

Michael Gluski

Bernard Ali