

DANIELS PRESERVE HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held on Monday, June 21, 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
 15 homeowners (list attached)
 Alden K. Williams (AKW) of Sterling Property Services

Called to Order by President Engvalson at 6:31 p.m. Proof of Notice and a Quorum present were affirmed by Alden Williams (AKW).

Minutes from May 17, 2010 meeting were unanimously approved on motion by BA, seconded by CC.

Financials from May 2010 were unanimously approved on motion by CC, second by VC. Motion was made by BA, seconded by VG, and unanimously approved to move \$135,000 from the operating account to a Certificate of Deposit for a better 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 has received eight (8) proposals for common area landscaping. The proposals will be reviewed and recommendations will be made by the committee for action by the Board at the July 19th. meeting.

Corner vacant lot - A group of volunteers has visited the majority of the homes in the community and have 48 positive, 18 negative, and 1 uncertain responses for purchase of the corner lot. The matter was tabled for further discussion at the next meeting. The Board expressed appreciation to those who had done the surveying.

Community event - The community picnic was well attended despite the rather warm weather. VC expressed thanks to all who volunteered to help organize as well as those families that attended. Hopefully another can be scheduled at a cooler time of year.

Other Old Business - Traffic survey - Lee County did a traffic survey within the community in May but have not yet provided their report. AKW will follow-up with Bryan Miller of the Lee County Department of Transportation.

NEW BUSINESS

Appointment of Secretary – By unanimous consent of the Board, VC was appointed as Secretary for the balance of the year.

Collection of past due accounts - AKW reported that the acceleration of accounts has seemed to have had little effect on collection of delinquent accounts. Attorney James Costello has stated that it can be beneficial under certain lien situations. CC asked AKW to provide more detail about accounts that have been accelerated and whether or not this process was effective in the collection. The matter was tabled until the July meeting.

Comcast – system repairs - VG reported she had contacted Gateway Services and has been advised the Comcast proposal to run their 1800’ cable behind the homes on Country Day Circle is being reviewed by the engineering department. A decision may be made at the Gateway Services meeting on June 22nd.

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

- K. Celatka Cafaro – 12322 Country Day Circle - install solar panels for pool.
Committee recommended on 5/28 and Board approved on 5/28/10.
- Bill Azevedo – 12411 Country Day Circle – install pool and cage.
Committee recommended on 6/7 and Board approved on 6/7/10.
- Kim Lentz – 12066 Country Day Circle – install 4’ fence behind home.
Committee recommended on 6/8, and Board approved on 6/8/10.

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

Other New Business - Dogs off-leash - VG reported on recent incidents that involved dogs off-leash or not under proper owner control. AKW will discuss strengthening current animal rules with Attorney Costello and provide his suggestions to the Board for further action.

The next Board meeting will be Monday, July 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 7:25 p.m.

Respectfully submitted,
Alden K. Williams
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Property Manager/CAM