

**Verandah Community Association, Inc.**  
**12201 River Village Way, Fort Myers, FL 33905**  
**(239) 694-6358 ~ 239-694-8229 fax**

**MINUTES    3/26/13                    2:00 PM                    VERANDAH RIVER HOUSE**

Meeting Called By:     David Langhout, President  
Type of Meeting:        1st Quarter Board Meeting  
Note Taker:             Kym Bill  
Attendees:              David Langhout, Randy Noble, Paul Martin, Kym Bill

**AGENDA TOPICS**

**I.        Call to Order**

**Discussion/Action:** The meeting was called to order by President David Langhout at 2:00 pm, who welcomed those in attendance.

**II.       Resident Comment / Right to Speak**

Sam Nixon – What are we going to do with the Comcast Agreement and can we start reviewing other options? Comcast agreement contract states we cannot shop around for other providers until we are 12 months from the expiration of the contract. This topic will be discussed further in the agenda.

Dick Macko – There are several blind spots with plantings that are growing up that are causing some safety issues when driving in the Community. Kym is scheduling a meeting to ride with Mr. Macko to review the areas in concern

MC Schwenk – She has a concern with pick-up trucks being left in the driveway in Cottonwood Bend. Sterling Management manages the neighborhood. Kym will get with the property manager, Amy Snyder to address the situation.

Ann Ransom – Do you need to make a reservation to have the dog owners use the outside deck? Reservations only need to be made for the inside conference room.

**III.       Approval of Minutes – 4th Quarter – 12/10/12**

**Discussion/Action:** Mr. Langhout asked if anyone had any questions or comments regarding the minutes of the 4th Quarter Meeting on December 10th.

**Motion by:** Mr. Langhout made a motion to accept the minutes as written.

**Motion 2<sup>nd</sup>:** Mr. Noble seconded the motion.

**Approval:** All approved.

**IV.       Review of Financials**

**Discussion/Action:** Paul Martin gave an overview on the financials through February 2012. We currently have \$249,107.54 in operating cash. There is currently \$2,350,000.00 in investments operating at First Bank. There is \$66,820 in the reserve banking account and \$1,850,000.00 in reserve investments. We have collected 91% of our assessments for 2013 with 9% outstanding. We are in the process of mailing out 45 day letters to those that are delinquent. We currently have a positive variance of \$54,000 in the operating account, in which we are waiting on our pine straw application bill of \$40,000 to offset the variance. After the pine straw

bill has been paid, we will have a positive variance of \$14,000. We budgeted for \$44,000 in reserve income and currently have collected \$46,000 in which we have a positive variance of \$2,000 in reserves.

**a. Audit Progress:**

**Discussion/Action:** Kym reported that Donna Renwick from Evergreen is currently working with Myers, Brittholtz & Company. They began the audit March 21<sup>st</sup> and are planning on issuing a report on or around April 12<sup>th</sup>.

**V. OLD BUSINESS**

**a. Blossoms Update:**

**Discussion/Action:** Blossoms is close to completion. The roof is on, electrician was out yesterday to run the electric. We purchased two 50" TV's that are installed in the TV boxes that were built for the lower deck. Currently scheduling Comcast to hook up cable. We are planning on placing an additional smart TV in the conference room for Blossoms. Dome Pressure washing has been scheduled to come out to pressure wash the entire building along with the upper deck and inside deck. The fans and lighting have been ordered and will be installed within the week. Once fans are installed, we will start moving the furniture over. The storage shed for the River House will be delivered the first week in April so we will be moving all of the F&B tables, dance floor, etc. from Blossoms and get the place cleaned up. The Club cleaning staff are picking up Blossoms, removing trash, but are not doing a thorough cleaning. Kym requested to hire a cleaning company to clean up Blossoms on a biweekly basis. The Board agreed. Kym also reported that they are getting estimates on putting a small latched gate on the lower deck of Blossoms by the observation point to accommodate the dogs.

**b. Approval of Blossoms Policy**

**Discussion/Action:** Kym Bill reviewed the Blossoms Policy with the Board. After review of the policy, the Board unanimously agreed to approve the policy.

**Motion by:** Mr. Noble made a motion to accept the Blossoms policy as written.

**Motion 2<sup>nd</sup>:** Mr. Martin seconded the motion.

**Approval:** All approved.

**VI. NEW BUSINESS**

**a. Comcast**

**Discussion/Action:** Randy Noble would like to have someone legally look at our agreement to see if we can start looking at this immediately and is requesting to form a small committee to look at infrastructure. David Langhout gave an update on his Comcast experiences with other communities and mentioned that we have time to review and look at our options. We have two years before the contract is up. Mr. Langhout mentioned that we will give notice 12 months prior to the contract expiration and explore our options at that time. The board agreed by the 3<sup>rd</sup> quarter board meeting, we will have a list of options of what we can pursue when the contract is up with the pro and cons and time for implementation. Resident Sam Nixon is willing to work with the VCA on this project.

**b. Fairway Cove Benefited Service Area**

**Discussion/Action:** Paul gave an update on Fairway Cove. They looked at the costs that would be involved in creating a separate entity to have a management company manage the property. Inside the Master Association of Verandah, they can create a benefited service area specific to Fairway Cove which is a substantial cost savings. They will charge a special assessment to charge for the landscaping maintenance on an annual basis. Existing neighborhood associations have the option to do the same for cost savings on administrative costs and insurance.

We have made an amendment to the Master Association of Verandah to Article XIX, Section 19.1(a). The Supplemental Declaration of Covenants, Conditions & Restrictions for Verandah Fairway Cove were also amended due to the change in lot size for the Fairway Cove neighborhood.

- Fairway Cove Service Area Budget Approval – Mr. Martin reviewed the Fairway Cove budget with the Board.

**Motion by:** Mr. Martin made a motion to approved the budget for Fairway Cove as presented by charging each homeowner \$100.00 per month/\$1200 billed annually.

**Motion 2<sup>nd</sup>:** Mr. Langhout seconded the motion.

**Approval:** All approved.

**c. Adding resident to ARC Board**

**Discussion/Action:** Kym reported the Advisory Committee had requested to add a resident to the ARC board for new construction of homes as well as modifications to existing homes. Mr. Noble concurs and would like to have a resident sit on the Design Review Board. After discussion, Paul reported that he was spoken to Kolter and they are not in agreement to add a resident to new construction due to time constraints and restrictions on the review process at this time.

**d. Design Review Guidelines**

**Discussion/Action:** There were some requests by the Board to change the Design Review Guideline documents to eliminate Fences. – The Board reviewed and unanimously agreed to eliminate fences from the design review process.

**Motion by:** Mr. Martin made a motion to eliminate fence approvals for Verandah homes going forward. All existing approved fences will be grandfathered in.

**Motion 2<sup>nd</sup>:** Mr. Noble seconded the motion.

**Approval:** All approved.

**e. Update on Foreclosure Property**

**Discussion/Action:** We are currently waiting on the warranty deed for the property. Once we receive, we will be able to go into the home, rekey locks and assess what needs to be done to fix up the property. Kym will provide an update to the board via email once she has more information on the property.

**Adjournment:** Mr. Langhout made a motion to adjourn the meeting at 3:30 p.m.