

**Verandah Community Association, Inc.**  
**12201 River Village Way, Fort Myers, FL 33905**

**MINUTES 12/16/13 3:00 PM VERANDAH RIVER HOUSE**

Meeting Called By: President, Paul Martin

Type of Meeting: 4th Quarter VCA Annual Board Meeting

Attendees: Paul Martin, David Langhout, Randy Noble, Jim Harvey (via phone conference), Kym Bill

**AGENDA TOPICS**

**1. CALL TO ORDER**

**Action:** The meeting was called to order by President Paul Martin at 3:00 pm, who welcomed those in attendance and introduced himself as President of the VCA.

Mr. Martin introduced board members, David Langhout, Secretary/Treasurer, Randy Noble, Director and Jim Harvey, Vice President of VCA who had joined via telephone conference,. Mr. Martin also introduced the Management staff. Kym Bill is General Manager of Verandah Community Association.

**2. PRESIDENTS REPORT**

**Discussion/Action:** Mr. Martin reported the purpose of the annual meeting is to fulfill the requirements of the Florida Statutes and the Verandah Community Association documents by giving an annual update to the members on the status of the Community Association. On November 26, 2013 notification was given to the neighborhood representatives of the Community Association of the time and date of this meeting in accordance with the By-Laws. This notice was emailed in the Verandah Community Association newsletter and also posted on our website, [www.verandahlife.com](http://www.verandahlife.com).

Accordingly, the 15% minimum vote requirement to hold this meeting has been met.

The minutes of the 10/24/13 Budget Meeting were emailed to all Board Members. They were also posted on verandahlife.com. Mr. Martin asked if there are no changes to the minutes, he requests to accept the minutes as written.

**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.

**Change in Scheduled Meetings:** Mr. Martin proposed to change the frequency of the Board Meetings. Mr. Martin proposed to the Board to hold the Budget Meeting and Annual Meeting in October and schedule another meeting in March of each year. Additional special meetings can be scheduled as needed if additional business needs to be discussed.

The Board unanimously agreed to change the meeting schedule going forward.

Mr. Martin presented the Annual Report which included the following:

In September 2002, the Verandah Community Association incorporated and became a formal entity with the filing of its Articles of Incorporation. All property owners in the community of Verandah are members of the Community Association. The Verandah Community Association is responsible for:

- Maintaining the natural beauty and integrity of Verandah through maintenance of the community's landscaped common areas, parks, streets, and bike paths.
- The limited access and community patrol program, which controls access to the Community via two gatehouses and provides 24-hour patrol.
- Enforcement of the Declaration of Covenants, Conditions, and Restrictions for Verandah.
- The operation of Blossom's.
- Social programs and activities for residents.

Kym Bill, General Manager for Verandah Community Association reviewed highlights of the past year which included the following:

**Annual Assessments**

The 2014 Annual Assessments were billed out to all residents the first week in December. They were mailed and emailed to all residents. Assessments are due by January 1<sup>st</sup>. Over \$300,000 was collected in the first week.

**Gate House Update**

The East Gatehouse has been open for construction traffic 6 days per week this past year and has been running smoothly. As construction traffic justifies, we will continue to work with the builders & construction superintendents to give them access for heavy equipment and keep the traffic off of the main boulevard. We have budgeted to hire a couple more part time positions to assist with the 2<sup>nd</sup> gate for the 2014 season.

**Common Area Updates:**

Vision Landscaping, our landscaping company is doing a great job with maintenance of the commons grounds. The pinestraw application and flowers have been planted for the season. Tree Trimming has been done throughout the community and we will continue to schedule on going trimming throughout the year in the areas that need it the most. Striping of the roads have been completed which

included the repainting of all traffic markings, pedestrian walks, cross walks, stop bars, & fire lanes. The main parking lot was not completed due to the construction at the Fitness Center. The last phase of the bridge project has been completed on the trail behind the River House & Blossoms. Over the summer, we did several sidewalk repairs throughout the community as well as sod replacement. (Cedar Hammock, Brantley Oaks and up by the Guard House).

This past summer, the dog park was patched and resodded in the areas that were worn out in the park. We have also added two new pavilions to the park for shade. A dog park committee has recently been formed, at the request of the Board, to come up with recommendations to expand the dog park. We are currently working on a survey to poll the community on usage, and input on the dog park for those that use the park. We will be bringing recommendations to the Board for approval at a later date.

The Boat House was just recently pressure washed inside and out and we have begun a thorough biweekly cleaning at the Boathouse. The pavilion is getting a lot of use for private parties, neighborhood gathering and social functions.

#### **Social Activities:**

A seasonal Activities Director has been hired, Julie DeMeo. She is coordinating and planning several VCA social events for the season and she is doing a great job bringing new ideas and activities to Verandah. Some examples include: day trips such as the Ringling Museum, monthly ladies luncheons, Repertory Theater, Babcock Ranch tours, floral arranging, art classes, and much more. She will also be coordinating sports events such as spring training baseball tickets, hockey & FGCU tickets. She is also planning onsite health related testing for convenience to residents. We will have a full season of fun and educational activities.

### **3. TREASURER'S REPORT**

Paul Martin gave a brief Treasurers Report

Mr. Martin reported based on October Financials, we currently have 280,885.34 in operating cash. There is currently \$525,000 in investments operating and \$2,350,000 in Investments Reserves. In regards to the income statement, we have a positive variance of \$58,000 through October.

### **4. Comcast Update**

Randy Noble gave an update in regards to Comcast/Bulk Cable Agreement. Committee members include: Carl Albers, Sam Nixon, Paul Martin, Randy Noble & Kym Bill. Mr. Noble presented the format and timeline the committee plans to work within:

#### Comcast Agreement Overview

1. Current Agreement will be terminated effective October 31, 2014 with 90 day prior written notice

2. Replacement Options
  - a. New multi-year agreement with Comcast for Internet & cable TV
  - b. Multi-year bulk agreement with Century Link for Internet & cable TV
  - c. No bulk agreement with either supplier
    - i. Competitive solutions provided by Comcast, Century Link, & Direct TV
      1. Existing Comcast services & enhanced Internet
      2. Century Link services are TBD based on current infrastructure
        - a. Prism services may be offered; no guarantee in 2014-2015
    - ii. Retail monthly rates will be charged
    - iii. Each homeowner contracts for their services

3. Agreement Timeline
 

a. Meetings with Comcast & Century Link	December
b. Resident meetings	
i. Comcast	January 14 <sup>th</sup>
ii. Century Link	January 14 <sup>th</sup>
iii. Other Vendors	January 14 <sup>th</sup>
c. Supplier proposals in-house	January 31 <sup>st</sup>
d. Resident feedback/Survey	February 3 <sup>rd</sup> – 12 <sup>th</sup>
e. Supplier recommendation & VCA decision	February 21 <sup>st</sup>
f. Execute agreement	March 31 <sup>st</sup>

As the committee analyzes all data received from the vendors and resident input, survey results, etc., they will present their recommendation to the Board at that time.

All business has been presented, which concludes the 2013 Annual Meeting.

**Motion by:**

Mr. Martin made a motion to adjourn the meeting.

**Motion 2<sup>nd</sup>:**

Mr. Noble seconded the motion.

**Approval:** All approved

Meeting adjourned 4:01 p.m.

*Q&A following the meeting.*