

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

MINUTES 6/25/13 3:30 PM VERANDAH RIVER HOUSE

Meeting Called By: David Langhout, President
Type of Meeting: 2nd Quarter Board Meeting
Note Taker: Kym Bill
Attendees: David Langhout, Jim Harvey, 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 3:30 pm, who welcomed those in attendance.

II. Resident Comment / Right to Speak

There were no residents that has any questions prior to the meeting.

III. Approval of Minutes – 1st Quarter – 3/26/13

Discussion/Action: Mr. Langhout asked if anyone had any questions or comments regarding the minutes of the 1st Quarter Meeting on March 26, 2013.

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

Motion 2nd: Mr. Noble seconded the motion.

Approval: All approved.

IV. Review of Financials

Discussion/Action: Paul Martin gave an overview on the financials through May 2013. We currently have \$129,118.12 in operating cash. There is currently \$2,350,000.00 in investments operating at First Bank. There is \$137,001.17 in the reserve banking account and \$1,500,000.00 in reserve investments. The aged receivables were reviewed by the Board. We have received a majority of the 2013 assessments. We currently have a positive variance of \$22,301.83 in the net operationS.

a. Audit Progress:

Discussion/Action: The auditing firm gave an update the audit and it should be completed within the next month. Once we receive the completed audit, we will forward the final copies to the Board for review.

V. New Business

a. HOA Updates:

- BRIDGE - The last phase of the bridge project is close to completion. We are expecting JTM to finish within the next few weeks.
- BLOSSOMS - Blossoms Pavilion is getting a lot of use from residents reserving the Pavilion for gatherings and potluck functions. Blossoms has just recently been pressure washed inside and out and Kym will be hiring a cleaning person in October to begin bi-weekly cleaning of Blossoms to ensure the building is kept tidy.

- The Evaporator Coil has gone bad on the air conditioning unit in Blossoms. We are going to need fix the evap. coil. To replace the Evap Coil including labor is approximately \$1300. Water Fountain. The Compressor on the water fountain has also died. To fix the compressor, the cost is \$1531.72. To purchase a new water Fountain, the cost is \$675.00 + \$75 shipping. We have money in the budget to cover these expenses.
- Both Gatehouses have been pressure washed.
- VCA EMPLOYEES – Effective next pay period, all employees (except for Kym) will be switching to a new PEO company, Veritas and will be employees of the VCA vs. Evergreen employees. There will be no changes in benefits. This change will eliminate the requirement to have Community Patrol obtain a Class B license through the State of Florida since they will be in-house employees of the Association.
- LANDSCAPE MAINTENANCE –
 - Vision, our new maintenance company is running smoothly. The attention to detail has improved significantly since they have taken over with the trimming and cleaning of beds and shrubs. Fungicide and chinch bug applications were recently spot sprayed throughout the community.
 - Summer annuals have been planted
 - We have completed the first phase of tree trimming throughout the community and will be scheduling our 2nd phase for the year in mid-October.
 - I recently rode the community with Scott from Vision and Steve Jensen, our Grounds Supervisor and we pin pointed several areas for plant replacement/bed renovation throughout the community which will cost approximately \$9500.00. We currently have \$10,000 budgeted for plant replacement.
- DOG PARK - I have purchased an inexpensive gazebo for the dog park to help with shading on one of the paver pads. We are scheduling to patch some of the warn areas of the dog park with the current floritam grass. We will have to close the dog park for approximately one week while the grass is resodded. Notice will be sent out in advance.
- FORECLOSURE HOME - The Shady Bend Foreclosure home is now ready for rental. The pool is now complete and looks great. The house has been cleaned, all electric is on. The only thing needed is a fridge and it will be ready to rent. Kym reviewed the cost related to fixing up the home in detail along with the monthly recurring costs.

After discussion, the Board requested that we hire a professional rental company that will charge a rental fee of no more than 10% to administer the rental, background checks, etc. Once the home is rented, 100% of the rental proceeds will go back to the VCA until we recover all expenses that was put into the property (approximately \$5,000). There are currently over \$10,000 in back assessment owed on the property as well. Once that money is recovered, the VCA will negotiate with the neighborhood association a percentage of the rental income to give back to the neighborhood association to help pay for their back assessments as a good deed by the VCA.

b. Change Title to Board

Discussion/Action: David Langhout has requested to make a change in titles to the Board.

Motion by: David Langhout made a motion to change his title from President to Secretary/Treasurer. Paul Martin's title will be changed from Secretary/Treasurer to President. Jim Harvey will remain the Vice President and Randy Noble will remain Director.

Motion 2nd: Jim Harvey seconded the motion.

Approval: All approved.

Adjournment: Mr. Langhout made a motion to adjourn the meeting at 4:42 p.m.

Notes:

- There was not a 3rd Quarter Board Meeting for the VCA. There was no business to discuss.
- **Reserve Request:** On July 2nd, Kym Bill sent email to the Board requesting to use reserve funds to replace an access control panel, modem and set-up configuration for the front gate. This is needed to activate and deactivate scan passes and was currently down. The cost was \$1425.70. The Reserve study shows the gates and bar codes were scheduled for replacement in 2014 in the amount of \$14,281. We are not needed to spend this since the new control panel will fix this problem.
 - The Board unanimously approved the request and also wanted to make note to inform the Reserve Advisors of this expenditure so they can adjust the long term reserve study accordingly.