



Verandah Community Association, Inc.
11571 Verandah Blvd., Fort Myers, FL 33905
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MINUTES 12/18/15 10:00 AM Verandah River House

Meeting Called By: Paul Martin, President

Type of Meeting: VCA 2015 Annual Meeting

Note Taker: Kym Bill

Attendees: Jim Harvey, Paul Martin, David Langhout, Gary Dittman,
Kym Bill

AGENDA TOPICS

I. Call to Order

Discussion/Action: The meeting was called to order by President Paul Martin at 10:00 am. Present are Paul Martin, Jim Harvey, David Langhout and Gary Dittman which constitutes a quorum.

II. Resident Comment/Right to Speak

Discussion/Action: Virgil Rolfsrud requested an update on Blossom's being used by the Club. Paul Martin stated this issue will be discussed under VIII. (Other) of the agenda.

III. Voting Unit Requirement

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 December 1, 2015 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 also emailed in the Verandah Community Association newsletter and also posted on our website, www.verandahlife.com. Accordingly, the 15% minimum vote requirement to hold this meeting has been met.

IV. Approval of Minutes – 3/14/15

Discussion/Action: Mr. Martin asked if anyone had any questions or comments regarding the minutes of the Board Meeting on 3/14/15.

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

Motion 2nd: Mr. Langhout seconded the motion.

Approval: All approved.

Approval of VCA 2016 Budget – On October 31, 2015, the VCA Board reviewed the 2016 budget in detail. October, 31, 2015, Paul Martin made a motion to approve the 2016 VCA budget as presented.

Motion by: Paul Martin

Motion 2nd: David Langhout

Approval: All approved

V. Treasurer's Report

Discussion/Action: Paul Martin gave an overview on the financials through November, 2015. We currently have \$23,000 in operating cash and are currently \$160,000 under budget to date in operating expenses. We currently have \$300,000 in CDARs with \$220,000 in cash reserves which will be used for 2016 capital projects for 2016. There are currently 2.8 million in reserve investments to date. One of the main items of focus for the 2016 budget year is to work with the VCA attorney's to collect any outstanding bad debt.

VI. General Manager Update

Discussion/Action: Kym Bill, General Manager of the VCA provided an update to the Board with the following:

Annual Assessments

Annual Assessments were emailed and mailed out the last week in November and due by January 1st. To date we have collected

Landscape Updates- This past year, all of the cassia trees on Verandah Blvd. were replaced with Hong Kong Orchids. We have also replaced 4 oaks trees and 2 palms throughout the Blvd. All of the palms, Shady Lady's and Black Olive trees have been trimmed along the Blvd. as well. Bridge maintenance was completed this past year on the 3 nature trail bridges which consisted of replacing the old boards with the new composite material. We have completed pressure washing of the curbs and valley gutters from the main entrance to River Village, all of the nature trails and along the area from Publix to #9 green. We will be completing the pressure washing of the curbs and gutters from River Village Way to Otter Bend within the few weeks. Sidewalk repairs have been completed on the nature trails and other areas of Verandah that were in need of

attention. The playground mulch will be spread and installed next week for the playground area in Oak Park.

Winter flowers and the pine straw application were completed in November so the landscaping is looking fresh and ready for the season.

Gate House Updates:

We have recently replaced all of the outside light fixtures located at the main gate and have scheduled to have both gatehouses pressure washed and painted within the next few weeks.

The Board has accepted the proposal in the 2016 budget to upgrade the gate house security system with camera's, drivers license scanning and visitor management software to improve the efficiency of the gatehouse. Kym would like to start the implementation of the new system for the front gate after season ends and when the board determines what type of gate system is planned for the Tropic Gate so we can tie the two systems together. The two companies that have been researched will allow all options for the back gate to tie into whatever the Board chooses whether it be an unmanned virtual gate, key pad, scan pass system, etc.

We have continued to contract with Lee County Sherriff's office to patrol and enforce speeding and stop sign violations for the season now that are roads are becoming very populated.

Comcast Update

We are going into year 2 of the 5 year bulk agreement contract with Comcast. Per our agreement, the monthly per unit service fee may not exceed 3% per year. Comcast did increase our rates 3% for the 2016 year which is reflected in the 2016 budget. The amount of calls to Kym's office have gone down since the bulk service center is now handling calls for our community. Comcast is scheduled to install the infrastructure for the new community's in Torrey Pines and Willow Bend which will tie into one the new node that was installed last year.

Reserve Study

We were scheduled to have another Reserve Study done the 3rd quarter of this year and will continue to have one done each year until turnover to keep the reserve study accurate as the community continues to grow.

Foreclosure Home

We have recently settled with the foreclosure home in Hammock Creek and the bank will be disbursing funds (\$22,337) by the end of this year. They have a contract on the home, who is hoping to close by the end of the year.

Violation Policy

Kym is currently waiting on a drafted amendment from the Attorney's to allow Verandah to implement a fining policy for violations. The VCA Advisory Committee Representatives have agreed to sit on the fining committee. Once the amended documents are received back from the attorney, Kym will present them to the Advisory Committee for review and forward to the Board for approval.

VII. Appointment of Board

Member Discussion/Action:

Gary Dittman has been appointed as the new Resident Board member for Verandah Community Association. In November, 2015 correspondence was to the residents to vote for the four (4) candidates that had submitted their names for nomination. After tabulating the votes, Gary Dittman received the most votes from residents and the Board has elected to support the residents' decision in nominating Gary Dittman to replace Randy Noble as the new Board Member. Gary Dittman was officially appointed to the VCA Board today at the Annual Meeting, December 18, 2015 and will serve a two year term.

VIII. Other – Blossom's

Member Discussion/Action: Paul Martin gave an update on Blossom's to clarify the questions that arouse the ownership of Blossoms. All legal documents were reviewed by the VCA attorney's with the following information provided to the Board:

Blossoms is currently owned by Verandah Development, LLC. Four buildings occupy a single tract of land (Tract CC-1), including Blossoms, River House, Pro Shop and the Fitness Center.

The Developer cannot properly transfer Blossoms to the Association, nor is it required to. There is no provision in the Declaration of Covenants, Conditions and Restrictions for Verandah Community Association (VCA) that VCA is entitled to Blossoms or that Blossoms is part of the recreational facilities, common amenities, common area or otherwise. Further, in reviewing the Plat for Verandah, Blossoms is located on the same tract as the Clubhouse (which tract is identified as Country Club) and the Developer cannot cut up the tract to remove Blossoms without replatting the parcel and receiving approval from the County to do so.

There were also questions regarding documents that stated the VCA held ownership of Blossoms from the previous Developers Updates (4-13-12), verandahlife website and the 2014 audit. The attorney advised these documents do not form a legal basis to allow or require the Developer to transfer Blossoms to VCA. These documents do not supersede the Declaration or Plat dedication/references. The information on the website does not overrule recorded information and the law; further it cannot be relied upon as it is an informational source only. The Developer Update is merely a summary letter that may not be used to counter the ownership records of Blossoms or how the Plat is set up. Simply, neither document provides VCA with a property interest in Blossoms. The VCA was provided use of Blossoms in exchange for certain maintenance, repair and replacement work. Thus, the 2014 VCA Audit references certain expenditures. The auditor, however, did not (and would not) provide a legal opinion as to what is common area; the auditor used the information it received. Thus, the auditor referenced the expenditures made for the Blossom's meeting room due to an agreement for the usage, but how Blossoms is legally titled and what property will ultimately become common area

is not something that the auditor provided an opinion on. The VCA attorney's are currently drafting a letter that the Developer will reimburse the VCA \$65,000 prior to turnover for the expansion of the pavilion project that was used with surplus funds from the Association.

Paul Martin further noted Blossoms has been designated as a permanent outdoor dining facility as part of the Verandah Club. There are plans to renovate Blossoms over the Summer of 2016.

Adjournment: The meeting was adjourned at 11:05 am.

Questions and answers were taken from residents following the adjournment of the meeting.