



Verandah Community Association, Inc.

Annual Meeting Minutes | Oct. 30, 2018 | 1:10 pm

12201 River Village Way, Fort Myers, FL 33905

(239) 694-6358

Approved on 10/15/2019

- Meeting Call to Order – 1:10 pm by Paul Martin, Board President
- Quorum – Cameron Gardiner, General Manager, verified quorum with 144 owners and 259 Kolter units were represented (403 total) – the 15% voting unit requirement has been met. Paul Martin, Jim Harvey, David Langhout and Gary Dittman all Board members in attendance.
- Proof of Notice – Cameron Gardiner provided proof of notice with affidavit of mailing to all owners.
- **Gary Dittman made a motion to approve last year’s meeting minutes dated Dec. 4, 2017, as written. David Langhout seconded. Motion carried 4/0. Minutes approved.**
- Cameron Gardiner provided the General Manager update.
- Paul Martin provided the financial report to residents based on the most recent financial statement. He explained that the association is currently ahead on assessments of the budgeted amount by \$71k. The association is currently under by \$174k in expenses. He did note that the pine straw cost has not been paid yet.
- No Old Business.
- New Business:
 - a) VCA Purchase of Sale Center from Kolter – Paul explained that prior to the annual meeting, the board met for two hours with the Advisory Committee. They talked about a lot of items and they still have work to do, so **the board has agreed to table**

this item until all the input comes back from the advisory committee. So, the board will not be discussing this further at this meeting, but they will be meeting again with the advisory committee between Thanksgiving and early Dec. to discuss further. *Gary Dittman provided an update on the advisory committee meeting. He said they are filing in the blanks – discussing using the Reserves as collateral for the loan. They spent the two-hour meeting building a relationship. They will be establishing a financial committee to look at the finance options, as well as a committee to look at how to repurpose the building to make it work for all residents. They will be meeting again between Thanksgiving and early December to discuss use of the reserves for collateral and other items. They will bring this communication to the community through the community reps. It was a very positive meeting and opened better communications.

- b) **Comcast Contract** – Paul told owners that a new five-year agreement was signed with Comcast. He reminded owners that five years ago when they did this, they polled the community and the community looked at several options, then voted to stay with comcast. He said Comcast agreed to keep any increases under 4%. There is information on the website for the call center. Paul reminded residents if they call from their home phone (when calling about their cable) this number will automatically pull up your information, so they know you are part of a bulk cable agreement. If you call from a different phone line, it is much harder, because they must look up your information. Paul said 5 years ago Comcast provided a \$60 or \$70 per household credit back to the community, this time they provided a \$100 credit. This \$121k will be deposited in the operating account (as noted on the budget). Paul said the board does need to formally approve this. **Jim Harvey made a motion to approve the new five-year bulk cable agreement with Comcast. Gary Dittman seconded. Motion approved 4/0.**
- c) **Proposed Drone Policy** – Paul said Mr. Dittman had brought the Drone policy up to date. It is posted on the website and has been put into place. This now requires an official request to be made before drone photos can be taken of the community.
- d) **Shady Bend Roadways** – Paul explained the master association offered to allow all associations to turn over their roads to the Master. Shady Bend is the first community that has decided to turn over their roadways to the master. The board of Shady Bend has voted and approved, and the members of Shady Bend will vote on this next week. Paul said the boards attorney has reviewed and all agree. Shady Bend will turn over the \$25k they have in their reserve fund for the roads to the Master Association Reserves. **Gary Dittman made a motion to accept the Shady Bend Roadways into the Master Association with Shady Bend turning over their \$25k in Roadway reserve funds to the Master Association. David Langhout seconded. * Jim Harvey asked how many other neighborhoods will/are considering turning over their roadways to the master. Paul responded 10 to 12. Gary said there are only 2 other communities interested at this time. Jim said he would vote yes to the motion. Motion carried 4/0.**

e) **VCA Neighborhood Representative Elections** – Gary Dittman said each neighborhood chooses representatives to represent them each year – nomination forms will be sent out soon – you can nominate yourself. He explained the top two vote getters become the neighborhood reps with the third-place winner being the alternate. He encourages residents to apply. Second – They have made a change to terms. These were all 1-year terms in the past, this has now been changed to 2-year terms. They will be moving into the 2-year terms by staggering with ½ elected doing a 1-year term and the other ½ doing a 2-year term. This will create a continuum on the committee. An explanation of this will be sent out with the nomination form.

- **Paul reminded residents that the advisory committee provided a lot of feedback on the purchase of the sales center, so they ask for no comments on this, as they will continue working with the advisory committee to work through any issues on this. He then opened the floor to questions/comments:**

- A resident of three years with a full golf membership asked about rentals in the golf club revenue and explained that they can only use the golf club on the weekends, due to the rentals through the week. Paul explained that the golf club is not owned by the Association, it is a private entity that is for profit, and the Master Association has no authority to dictate anything regarding this.
- A resident asked about the street turnover – Does the reserve study reflect that the association has fully paid the reserves for this street, so that all owners aren't absorbing any short fall. Paul explained that we do have an up to date reserve study and the accepting of the street was agreed upon and offered to all associations some time back. Paul said they do not see any shortfall in the street reserves for this street, as street life is determined by what types/sizes/frequency a road is being traveled.
- A resident asked about Comcast – The resident lives in Citrus Creek and wants to know if Comcast is installing any new equipment to increase the internet speed. She noted that the further you go in the community, the slower the speed. Paul explained that they have not installed any new equipment but will come test any areas that are experiencing problems. Residents should report this to Cameron and he will have the area tested. Cameron noted that he has Comcast coming out tomorrow to check the Whispering Oaks section.
- Paul noted that Comcast has provided a “Community Channel” that can be utilized, but they will need volunteers to take this on and man it. If you are interested, please let Cameron know.
- A resident asked about the budget line item – Interest to Principle – which was zero last year, it is \$127k this year. Paul explained that is the number put into the budget for payments on the sales center, in case it is purchased.
- A resident asked about the mulch application. She explained the mulch in her yard is too deep, they are over applying, this is creating a mold issue. She lives on Fairway Cove and feels one application per year would be more than enough. Paul told her they normally get request for more mulch, not less. However, he will have Steve Jensen, Maintenance Director, investigate this.

- A resident provided a formal request to the board for him to review the reserve study. Paul told him he is welcome to stop in the office and see Cameron and he will provide him the reserve study to review any time.
- A resident from Willow Bend asked about fishing in the ponds and the fishing pond map that is provided to residents at the guard shack versus the map that is on the website. He showed Paul the difference. Paul asked him to meet with Cameron after the meeting and Cameron will get this corrected.
- A resident of Willow Bend provided the board a packet of information regarding road work on Willow Bend. His first comment was on the integrity of the roadway. He is requesting a fall meet/walk with Paul to review the cracks and items noted. Paul responded that all roads Kolter builds are built to DOT standards and sometimes cracks are cosmetic. However, he will do the fall meet/walk with the resident to review. Paul noted that they will always do whatever the district field engineer tells them to do based on their standards for curbing.
- A resident from Cypress Marsh for over 13 years asked if competitive bids were sought before signing the Comcast contract this time. Paul explained that the last time the contract was negotiated, they went through a 10-month process of getting bids and meeting with residents. At the end the residents voted to stay with contract. They decided not to do fiber optic, as the company would have torn up every yard in the neighborhood to put in 1210 drops. They found that Comcast generated the same speeds, so there was no need to do this. So, they did not put this out to bid. The decision was made to move forward.
- A resident of Fairway Cove – Reinstated his wife’s comments on too much mulch. He also noted his concerns that communities turning over roadways could be under contributing to the roads reserves because they are going to turn them over. *Jim noted that the invitation to have communities turn over roads will end quickly, so this does not happen. He continued that reserves are set up by a reserve study and are generally adequate. The resident continued that the mulch is over flowing onto the walkways, driveways and pools. Last year it was 7” deep. Cameron told the resident that he and Steve would come and assess and will make decisions accordingly.
- A resident from Fairway Cove stated that she Loves Verandah. She is pleased with the collaboration the Master has with the community. Her question is why the capital contribution was reduced from \$2k to \$500, not back to \$1k – are we underselling the community’s value by reducing this? Paul explained that the capital contribution is based on the reserve study each year, this will continue to fluctuate as reserve studies change.
- A resident asked that next year’s budget provide a percentage of change and an explanation of any items with an increase. He also noted that Comcast’s increase was more than 4%. Paul explained that Comcast cost increased as they add in the new sales projected of 80 homes. Paul said that Comcast has been undercharging the community for years, but he is not going to tell them that, however, the budget

reflects what they should be charged. Paul said they will include the percentage of increase and an explanation for any line items increased in next years budget and moving forward.

- A resident from Torrey Way stated that he loves it at Verandah. He is an avid walker and noted that when he walks past the guard shack and turns right to walk to the Publix parking lot the area on the right has trash that is not being picked up and is being run over by the mowers. He wanted to know who maintains that and the area on Palm Beach Blvd. in front of the community. Paul told him we maintain the area as you turn right to go to Publix and he will get with Steve to get this corrected. The area outside the community belongs to the state highway and we cannot control that.
- **With no other comments, Gary Dittman made a motion to adjourn the meeting at 2:13 pm. David Langhout seconded. Motion carried 4/0. Meeting adjourned.**