

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

MINUTES 4/25/16 1:00 PM VERANDAH RIVER HOUSE

Meeting Called By: Paul Martin, President
Type of Meeting: Board of Director's Annual Meeting
Note Taker: Kym Bill
Attendees: Jim Harvey, Paul Martin, Gary Dittman, Kym Bill
Not Present: David Langhout

AGENDA TOPICS

I. Call to Order

Discussion/Action: The meeting was called to order by President Paul Martin at 1:00 pm, who welcomed those in attendance. Mr. Langhout was not in attendance but a quorum has been met for the meeting today.

II. Resident Comment / Right to Speak

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

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

IV. Approval of Minutes – 12/18/15

Discussion/Action: Mr. Martin asked if anyone had any questions or comments regarding the minutes from the last Board meeting held on December 18, 2015.

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

Motion 2nd: Mr. Harvey seconded the motion.

Approval: All approved.

V. Treasurers Report – Review Financials for March, 2016

Discussion/Action: Paul Martin gave an overview on the financials through March 2016. We currently have \$316,468.69 in operating cash, along with \$1.4 million in CDARs. There is currently \$3,028,825.00 in our reserves account with \$2.8 million of the reserves in CDARS. We currently have \$269,558.00 in outstanding account receivables for the month which is outlined in the financials and explained in detail to the Board by Mr. Martin. All demand letters have been sent out by Evergreen for all outstanding assessments. We currently are \$5,800.00 under budget at this time in operating income due to budgeted closings. Operating Expenses are over budget by \$7,000 due to the increase of hours for the back gate which was not budgeted for the 2016 budget. Mr. Martin reviewed the operating budget in depth with the Board with no further comments. Over all, we are currently \$98,330.00 under

budget for the year. The audit is currently in process and Kym will forward a finalized copy of the audited financial statements once completed.

VI. Update on Blossoms/Use Agreement for Kayaks & Oak Park

Discussion/Action: The VCA is working on an approved use agreement for the Kayaks and Oak Park between the VCA and Verandah Development. The attorney for the VCA is currently working on this agreement and will present to the Board once the draft is completed.

Paul is currently waiting on the approved plans for Blossoms and he is in the process of bidding out contractors to complete the renovation project. The renovation will take around 90 days for completion.

VII. Fining Policy Approval

Discussion/Action: Kym presented the Board a draft of the resolution for covenant enforcement, violation and fining policy that attorney has drafted for the VCA. Kym presented this policy to the VCA Advisory Committee and they are in agreement to proceed forward with the fining policy. The VCA Advisory Committee has also agreed to sit on the Fining Committee, which is a minimum of 3 residents for a hearing. We currently have over 20 residents that serve on the Advisory Committee so there will not be a problem for a quorum if there is a fining committee hearing scheduled. Kym reviewed the fine policy process with the Board which explains the following:

Fine Policy Procedure:

Standard Violations:

Examples include dirty roofs, landscape maintenance, etc.

1st Initial notice: The VCA will send initial notice to the resident with the description and location of the violation and a request to remedy the situation in a specific time period (14 days notice).

2nd Notice: If the violation is not remedied after the 1st notice, no earlier than 14 days from the date of the initial notice, a 2nd notice will be sent to remedy the violation giving another 14 days. If the violation is corrected, no further action will be taken.

Final Notice: Failure to Remedy and Notice of Fine – The VCA will send final notice that the violation has not been remedied, informing resident of the violation and fine and his/her right to request a hearing to appeal the fine.

Immediate Violations:

Examples: basketball hoops, parking in street, etc.

Notice of Immediate Violation letters will be sent to residents of an immediate violation with the nature, description and demand for immediate correction of the violation within a reasonable time frame (5 days from date of letter). The penalty or corrective action will be included in the letter, along with the opportunity for a hearing if not corrected.

Motion by: The Board reviewed the resolution and Mr. Harvey made a motion to approve the resolution for covenant enforcement, violation and fining policy.

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

VIII. Tree House – Approval to Use Reserve Funds

Discussion/Action: Kym Bill reported the tree house is need of repair. There are several rotten boards and areas on the structure that are in need of repair, along with the necessity to repaint the structure. The cost to repair and paint will cost \$3,800 and it is requested to use reserve funds for the repair.

Motion by: Mr. Martin made a motion to approve the use of reserve funds to have the tree house repaired in the amount of \$3,800.

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

IX. Gear Boxes, Gate House – Approval to Use Reserve Funds.

Discussion/Action: Kym Bill presented to two bids to the Board in regards to the replacement of the gear boxes at the front gate. They are need of replacement and it is also noted in the reserve study they are scheduled to be replaced this year. Ms. Bill is recommending using the TEM systems quote, who will be upgrading our new security system this summer. The cost for replacement is \$3,900.00 (also the lowest bid) and Ms. Bill is requesting to use reserve funds for this expense.

Motion by: Mr. Martin made a motion to approve the use of reserve funds to replace the gear boxes at the front gate in the amount of \$3988.11.

Motion 2nd: Mr. Harvey seconded the motion.

Approval: All approved.

X. Gate Security System Approval

Discussion/Action: Kym Bill presented the final contract for upgrading the Gate Security System with TEM Systems. The new system will include driver's license scanning, cameras for incoming and outgoing lanes, CCTV surveillance, Visitor & Residential Access Management software, etc.

In the contract there are two options that will be additional costs that Kym has requested Board input:
Option 1: Upgrade BAI reader to dual beam – cost \$8925.46. This is an option for a stronger signal for access through the resident gate. We have not had problems with our existing beam in the past, so the Board agreed not to spend additional funds for this request at this time.

Option 2: Add pedestrian gate to sidewalk, with card reader so residents can access using a key fobs or use a keypad system.

After discussion, the Board would like to look at researching what options there are for closing off the resident bike lane by the front gate. The Board has requested to take this agenda item to the Advisory Committee for suggestions and input. Kym will add this topic to the next agenda for the Advisory Committee.

The Board has agreed to proceed forward with upgrading the security system with TEM systems.

XI. Speeding

Discussion/Action: Gary Dittman brought up the concern of the continued speeding in the community. Kym also met with residents that live on Verandah Blvd. that are concerned with speeding around the small curve on Verandah Blvd. (by River Point). Jim Harvey mentioned in one of his communities, they have speed signage attached to light poles that monitors each vehicles speed. A picture is not taken but it makes the driver aware of the speed they are going. The Board liked this idea and asked Kym to research the cost of this signage as an option and will bring back to the Board for input.

Kym is also sending out a letter to the vendors asking them to slow down. The community patrol are also stopping all vendors at the gate to remind them the speed limit and to slow down. Kym will continue to put out communication in the newsletters regarding speeding.

XII. Biking Policy

Discussion/Action: Kym worked with the Advisory Committee on a new biking policy for the community and would like to get approval to adopt the following:

Biking in the Community

The walking/biking trails throughout the community are very popular for our residents in Verandah and are open to all walkers, bikers, dog walkers and joggers.

The policy on biking in the community has been for bikers to use the trails and pathways only and not the roadways.

With the large amount of bikers in the community, decision has been made to allow bikers the option to use the pathways or the roadways. The bike and walking paths are becoming crowded with the abundance of dog walkers, joggers, & bikers. It is recommended if a biker chooses to ride at a high speed vs. leisure biking, to use the roadways.

Rules of the Road

If a biker chooses to use the roadways, the rules of the road apply to all drivers, regardless of vehicle type. A bicycle is classified as a vehicle (Uniform Traffic Law, 316.003(2)). A person in control of a vehicle on a street or highway is a driver (316.003(1)). As a driver, you must follow the traffic rules common to all drivers. As a driver of a bicycle, you must also obey the rules developed specifically for bicycles.

- The safest way to ride on the roads is as part of the traffic. The rules of the roads set up a pattern for every situation, telling which driver has the right of way.
- **Always ride on the right.** If you ride on the left, both you and the oncoming driver must come to a complete stop to avoid head-on collisions.
- Per Florida Uniform Traffic Control Law, (316.2065(8), 2397(7)), A bicycle operated between sunset and sunrise must be equipped with a lamp on the front exhibiting a white light visible from 500 feet to the front, and both a red reflector and a lamp on the rear exhibiting a red light visible from 600 feet to the rear. Lights are permitted to flash.
- **Yielding on entry to roadway (316.125(2))** The driver of a vehicle emerging from an alley, building, private road or driveway shall stop the vehicle immediately prior to driving onto a sidewalk, and shall yield to all vehicles and pedestrians which are so close thereto as to constitute an immediate hazard.
- **No pedestrians, bicyclists or joggers are permitted on any golf course cart paths**
- Pass on the left with caution using an audible warning such as, "passing on the left."
- In consideration of and safety to others, do not walk or ride three or more abreast when using the trails and pathways.
- When rounding blind corners, bikers should **SLOW DOWN** and use caution.
- When approaching two-way traffic, bikers should **SLOW DOWN** and use caution.
- Community Association rules requires that all dogs must be leashed while walking. Please use a short leash while on the walking/biking trails. Longer leashes can become tangles with other trail users and could cause injury.
- In consideration of others, please pick up after your pets.

The Board reviewed the policy and is in agreement to allow bikers the option to use the road or the pathways.

XIII. Design Review

Discussion/Action: There was a request by the VCA Advisory Committee to have a neighborhood representative for the community where there is not a Neighborhood HOA sit on the Design Review Committee to review/and or approve proposed plans for their neighborhood and to have input for their neighborhood.

After discussion, the Board is not in favor of changing the current Design Review policy and process at this time.

Adjournment: Mr. Martin made a motion to adjourn the meeting at 2:15 pm.