

Verandah Community Association, Inc.
11571 Verandah Blvd., Fort Myers, FL 33905
(239) 694-6358 ~ 239-694-1137 fax

MINUTES 4/14/17 10:00 AM VERANDAH RIVER HOUSE

Meeting Called By: Paul Martin, President

Type of Meeting: Board of Director's 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, who welcomed those in attendance. Mr. Martin introduced the Board, Jim Harvey, VP, David Langhout, Secretary/Treasurer, Gary Dittman, Resident Board Member, and Kym Bill, General Manager.

II. Resident Comment / Right to Speak

Annette Steck from Fairway Cove had the following questions prior to the meeting beginning:

- Capital Reserve Investment – Requesting to have the change in the reserves from \$2,000 to \$500 refunded back to the residents. Mr. Martin explained, the Association did a reserve analysis on what the Association will need within the next 30 years which showed the Association has enough funding to reduce the reserves for new sales and resales. There are no plans to refund the money back to the residents. When each homeowner purchased in Verandah, they were informed about the fee structure at that time. The capital reserves are funded through new sales and resales, not operating funds.
- Requesting a yield sign for pedestrians at the corner of Mossy Oak – the Traffic/Safety Committee is currently reviewing signage and crosswalk striping throughout the committee and will submit recommendations to the Board for approval.
- Chain Link fence broke from tree falling on it, Lakeview area - The fence is scheduled to be repaired this summer.

III. Approval of Minutes – 4/25/16, 11/1/16

Discussion/Action: Mr. Martin asked if anyone had any questions or comments or changes regarding the minutes from the last Board meeting.

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

Motion 2nd: Mr. Harvey seconded the motion.

Approval: All approved.

IV. Manager's Report – Kym Bill gave an update on the current projects and updates going on with the Association.

Landscape Updates

- Currently resodding the common areas on State Road 80 and the front of Verandah entrance. We will be working our way up Verandah Blvd. resodding and patching areas as needed.
- Summer annuals are scheduled to be planted the end of April throughout the community along with our pine straw application.
- All of the Kolter home neighborhoods (Fairway Cove, Woodhaven, Willow Bend) will be receiving their mulch application in mid-May.
- A wall to wall grub and chinch bug treatment is scheduled on all of the common grounds within the next few weeks and will do a second/final application in June.
- The VCA (non HOA neighborhoods) community monument signs were replaced with LED lighting, which also includes the gatehouse and main entrance.
- The landscaping plan at the back entrance has been completed and we are receiving many compliments from the residents. Vision is fertilizing the new plantings/grass this week which will green up the area.
- Wall to wall fertilization is scheduled at the end of May for the common grounds for the entire community.
- Replaced and repaired rotted boards at the tree house. The tree house was also pressure washed and painted the first week in April.
- There are many faded stop signs throughout the community that are currently in the process of being replaced. This project should be completed within the next month.
- Summer projects include:
 - Pressure washing curbs & gutters, sidewalks & bridges throughout the community
 - Plant & sod replacements as needed throughout community
 - Fencing repairs on the back side of the property
 - Pressure washing Sabal Point and Palmetto Grove wall.
 - Adding a walkway of pavers in the dog park (both sides) to the pavilions which will cut down on resodding those areas due to heavy walking traffic.
 - The Shady Lady's on Verandah Blvd are scheduled to be trimmed this summer. Oaks were done last year but we may need to trim a few of the oaks as needed.
 - Updating the front entrance landscaping with new plantings for a new fresh look.
 - Scheduled to paint the FPL light poles on Verandah Blvd. this summer.
 - Scheduling sidewalk repairs as needed and tying in the sidewalk to Willow Ridge.

Gate House Updates:

The gate house security system cameras are currently in place as well as the new software system. It has been a long process with TEM. The conversion between the new systems visitor management software and Jonas has taken a lot longer than they projected but the project is close to completion. The staff have all been trained to use the new system and TEM is doing some final testing to make sure the two systems are syncing correctly with no additional glitches. They have had some problems syncing the TEM system and Jonas. Our final step is to implement driver's license scanning for all

guests and roll out the visitor management software to the residents so they will be able to manage and preauthorize their own visitors/guests and vendors.

Residents will have 3 options:

1. Resident will call the main gate house phone # (239) 694-2110 which will be switched to an automated attendant that allows residents to admit a guest without having to directly speak to a community patrol officer. The system will prompt the resident to choose how long to authorize the guest.
2. Resident Web Portal – residents will be able to login through the verandahlife.com website to manage their guests/vendors, and authorize access through the website.
3. Email - An email address has been set up to provide residents the ability to simply send an email to pre-authorize visitors. Email Address: verandahgate@gmail.com

As soon as we receive the final go ahead with TEM Systems, communication will be sent to all residents with the implementation date for driver's license scanning and the visitor management software.

In regards to the Tropic Gate, Comcast is scheduled to run the fiber line to the gate, and the construction project is anticipated to be completed by May 28th. This will give us wi-fi access at the back gate.

Paul also noted that we are in the process of working on permits to get a new gates installed at the Tropic Gate. We will be adding a swing/arm gate to the back entrance. Once this is complete, we will add the same gate software system to the back gate that will allow residents 24 hour access through the back gate using their scan pass. At that time, the back gate will continue to be manned from 7 am – 6 pm. After hours, all guests and vendors will have use the main gate to access the community. More updates will be provided to residents once we get closer to receiving the permits and completing the installation of the gates and gate system software.

Assessments:

As of 3/31/17, 95% of the assessments have been collected. Demand letters were sent last month and will be proceeding with liens on the delinquent properties within the next month.

Audit

The 2016 audit is underway and is scheduled to be completed in June. Kym will forward a finalized copy to the Board once completed and also add to the website if residents would like to review.

Annual Easterfest is scheduled for tomorrow morning. We are expecting a great turn out as we always do and many residents have volunteered to help with the event this year.

V. Treasurers Report – Review Financials for March, 2017

Discussion/Action: Paul Martin gave an overview on the financials through March 2017. We currently have \$35,279.60 in operating cash in the First Bank account and another \$481,738.22 in our other Popular Banking account, along with \$1.5 million in CDARs. There is currently \$3,237,394.00 in our reserves account with \$2,975,000,000 of the reserves in CDARS. To date, we are currently \$5,670.00 under budget on income due to assessments being behind on projected new closings for single family homes. Our actual income to date is \$698,963 with a budget of \$704,633. Paul Martin reviewed all of the operating expense line items in detail to the Board. The only item over budget to date is the irrigation water due to the rain draught. Year to date, we are currently \$63,778.00 ahead of budget for the year. As of 3/31/17, we have collected \$65,000 in reserves for new sales and resales.

VI. Resolution of Capital Contribution

Discussion/Action: For notation in the minutes, effective February 23, 2017, the Board by Unanimous Consent to Action, approved the reduction of the Capital Contribution for all new sales and resales from \$2,000 to \$500.00.

Motion by: Mr. Harvey made a motion to ratify the minutes to reflect the change to the reduction of the Capital Contribution for all new sales and resales from \$2,000 to \$500.00.

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

VII. Annual Assessment – Change to Quarterly

Discussion/Action: At the request of the Board, beginning January 2018, the assessment collection method will be changed from annual to quarterly payments.

Motion by: Mr. Harvey made a motion beginning January 2018, to change the assessment collection method from annual to quarterly payments.

Motion 2nd: Mr. Langhout seconded the motion.

Approval: All approved.

Statements and coupon books will be mailed out in November 2017 for the 2018 assessments. The first quarterly payment will be due January 1, 2018.

VIII. VCA Traffic/Safety Committee Recommendations

Discussion/Action: Gary Dittman updated the Board on the recommendations by the Traffic Safety Sub-Committee, which is comprised of VCA Advisory Committee residents (William Buchanan, Alan Feld, Steve Schwenk, Joe Cortes). They have been given the task to study and recommend concerns such as speeding, safety issues & rules in regards to sharing the roads with walkers, bikers, and pedestrians. The committee would like to start a public relations campaign to bring education, knowledge and awareness to all residents regarding the rules and the laws. He also explained that the community as a whole needs to peer pressure each resident to follow the rules to keep Verandah safe for all residents to live in. Mr. Dittman explained the Police are in the community because all of “us” are not abiding by the rules. If we want to stop the police

from enforcing the community by giving tickets & warnings, we all need to work together to abide by the rules. Mr. Dittman presented the following recommendations to the Board from the Traffic/Safety Committee

RECOMMENDATIONS FROM THE TRAFFIC AND SAFETY SUB-COMMITTEE

- Increase number of and repaint pedestrian crossings across all intersections, especially Verandah Blvd.
- Add pedestrian crossing signs at Otter Bend, Fairway Cove, Woodhaven, Willow Bend and all future developments on the east end where one needs to cross Verandah Blvd to access the Verandah Blvd sidewalk on the other side.
- Increase golf cart crossing signage at key holes and intersections
 - 5 to 6 on Whispering Oaks by back gate where plantings create blind spots
 - 5 to 6 on Old Orange crossing Bramble Cove again where vegetation blocks the view
 - 16 to 17 on Whispering Oaks crossing Pebble Brook
 - Idlewild crossing and Verandah Blvd.
 - Coming off #9 on Old Orange to Verandah Blvd sidewalk
- Add share the road/paths signs strategically
- Add signage on ponds warning of alligators and snakes
- Rent one portable radar unit to monitor speed and move it around as a reminder for residents to slow down. This technique has proven to be successful.
- Add a "one car at a time" sign at Verandah and Palm Beach egress to help with safety crossing State Road 80. Please note, it is not illegal for more than one car to enter the median at the front entrance. This has been confirmed by Lee County Sheriff's department.
- Print cards for guests/construction traffic and delivery vehicles reminding them of the speed limit and cautioning them to be mindful of pedestrians and bicycles.
- Mount an aggressive campaign to promote and market safe practices whether driving, biking, or walking

The Board concurred with the requests by the Committee. The Board has requested to get estimates for all of the above items to present to the Board.

Motion by: Mr. Harvey made a motion to proceed on the recommendations presented subject to approval of final costs to be submitted and reviewed by the Board. Kym will submit all estimates via email to the Board for review and approval.

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

Mr. Martin also noted that the VCA currently is working with Comcast to get a designated cable channel for the community which will be beneficial for the Community & Club to promote events and provide more education regarding safety issues.

IX. Old Business: None

X. New Business: Articles of Amendment to Articles of Incorporation -

Discussion/Action: Mr. Martin noted in order for Kolter to be able to make changes to plats, Lee County has requested to make a change to the Article of Amendment to our Articles of Inc. which reflects Section 12. to be worded as follows:

12. Dissolution. In the event the Association is dissolved for any purpose, any remaining property of the Association and any corresponding infrastructure, including, without limitation, any property of the Association consisting of the Surface Water Management System, shall be granted, conveyed and assigned to a not-for-profit corporation, association, community development district, trust, or other public or private entity devoted to similar purposes.

Motion by: Mr. Martin made a motion to change the Articles of Amendment to the Articles of Incorporation at the recommendation of the Lee County Attorney with Section 12, Dissolution to read as follows:

12. Dissolution. In the event the Association is dissolved for any purpose, any remaining property of the Association and any corresponding infrastructure, including, without limitation, any property of the Association consisting of the Surface Water Management System, shall be granted, conveyed and assigned to a not-for-profit corporation, association, community development district, trust, or other public or private entity devoted to similar purposes.

Motion 2nd: Mr. Langhout seconded the motion.

Approval: All approved.

Adjournment: Mr. Martin made a motion to adjourn the meeting at 11:25 a.m.

XI. REQUEST TO USE RESERVE FUNDS

Discussion/Action: On August 16, 2017, Kym Bill sent a request to the Board of Directors requesting to use reserve funds to repair the concrete walls throughout the community that are in need of repair. The quote to repair the areas is \$9100.00

Motion and Approval: On August 17, 2017, All Board Members unanimously approved the request to use the reserve funds to repair the wall.