

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

**MINUTES    3/25/14                    2:00 PM                    VERANDAH RIVER HOUSE**

Meeting Called By:    Paul Martin, President  
Type of Meeting:        Board of Director's Meeting  
Note Taker:             Kym Bill  
Attendees:              Jim Harvey, Randy Noble, Paul Martin, Kym Bill

**AGENDA TOPICS**

**I.      Call to Order**

**Discussion/Action:** The meeting was called to order by President Paul Martin at 2:00 pm, who welcomed those in attendance.

**II.     Resident Comment / Right to Speak**

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

**III.    Approval of Minutes – 12/6/13**

**Discussion/Action:** Mr. Martin asked if anyone had any questions or comments regarding the minutes of the Annual Meeting on December 6, 2013.

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

**Motion 2<sup>nd</sup>:** Mr. Noble seconded the motion.

**Approval:** All approved.

**IV.    Review of Financials/Status of Audit**

**Discussion/Action:** We are in the process of finishing the audit. The auditing firm has done all of the leg work. We are currently waiting on the final copy which should be finalized within the next couple weeks. A copy of the audit will be distributed to the board members when complete and posted on the website. Paul Martin gave an overview on the financials through February 2014. We currently have \$180,305.09 in operating cash. There is currently \$2,500,000.00 in investments operating at First Bank. There is \$163,564 in the reserve banking account and \$1,565,000.00 in reserve investments. The aged receivables were reviewed by the Board. We have received a majority of the 2014 assessments. Paul reviewed the income statement in detail with no questions from the Board.

**IV.    Reappointment of Randy Noble:**

**Discussion/Action:** Randy Noble's appointment to the Board is scheduled to expire on March 19, 2014. The Board has asked Randy if he was interested in serving another term and he has accepted the reappointment for another 2 years. We had also asked the Advisory Committee for their input and they were also in agreement to reappoint Mr. Noble. Randy Noble will remain the Director of the VCA Board and serve a two year term which expires March 19, 2016.

**V.     Comcast Update**

**Discussion/Action:** Randy Noble gave an update on the status of the bulk cable agreement negotiations. The three top vendors are Comcast, Century Link and LiteStream. The committee is currently meeting with Comcast this week and are requesting commitment for Comcast to add two additional nodes to the community before the VCA will consider signing another contract with Comcast. Comcast has recently added Verandah to the local bulk call center in Gateway. The committee has also requested to have a service technician start in Verandah every morning. If the committee selects one of the other vendors, they will need to put new infrastructure in the ground. The committee has received confirmation from Comcast that they will allow Verandah to go on a month to month basis after our contract ends in October for up to one year. Comcast does offer a marketing fee of \$75.00 per door plus \$75.00 for each connection per year. Litestream has come back with a competitive product as well. After meetings with the three vendors, the committee plans to schedule a resident meeting with their recommendation. From the results from the survey, a majority of the residents wanted to have a bulk cable agreement vs. each individual be on their own.

**VI. Design Review Discussion**

**Discussion/Action:** Randy Noble is asking Kolter to allow a resident to be added to the Design Review Committee for structural changes. Jim Harvey's stated it would strictly be for modifications only and not new construction. Jim Harvey stated that they will discuss this further and may have some recommendations at the next board meeting.

**VII. Dog Park Update**

- **Discussion/Action:** Kym Bill gave an update on the Verandah. At the budget meeting in October, the Board had approved the expansion and splitting of the dog park for large dogs and small dogs. The Board requested that Kym form a dog park committee to assist with the proposal to bring back to the board.
- A dog park committee was formed and a dog park survey was also sent out. We received 234 responses back from the survey with 200 being dog owners.
  - Key elements from the survey concluded:
    - Out of 184 responses, 44%, said the Dog Park had an influence on their decision to purchase a home in Verandah.
    - Out of 163 responses, 21% visit the dog park 4-5 times per week
    - There is currently an informal agreement with the big dog/little dog time. Out of 44 responses 38% hinders their use of the park during the "informal agreement time"
    - From the comments presented for changes or suggestions: the major responses were
      - (14) it was a waste of money to expand,
      - (12) needs more seating
      - (11) More Parking needed
      - (10) Separate dog areas
      - (9) Needs more shade
- A dog park meeting was held yesterday and there were several residents that showed up that were not on the committee. Their concerns included: parking, more seating, and permanent shade structure for the park. At the request of the board, Kym provided the following quotes for the expansion:
 

○ Expansion of dog park fencing	\$4,411.00
○ Paver Pad for sitting area, walkway, & fountain	\$4,512.00
○ Benches	\$1,998.00
○ Fountain	\$1,216.00
○ Plantings for beds	\$3,631.00
○ Covered area (non permanent structure)	\$ 750.00
○ Dog Disposal Station for small dog area	<u>\$ 300.00</u>
	<u>\$16,818.00</u>

After discussion, Jim Harvey stated that he does not want to spend any money on a temporary structure and approved the cost of the expansion, minus the temporary structure. The Board asked to bring back recommendations for review and if approved, Jim Harvey stated, the developer would pick up the difference if we were short on the budget. The Board unanimously agreed.

**VIII. Update on outstanding violation on Hammock Creek Home:**

**Discussion/Action:** There is still one property in HC that has some problems that are not being addressed by the owner. Kym has been in contact with the owner consistently asking for updates on when the problems will be fixed. The last correspondence with the owner was on March 3<sup>rd</sup> when they had been advised by their attorney not to do any repairs because there is a case mgmt. meeting with the bank and the Lee County Courts. The Bank was also doing a BPO to see if they could settle their case. Kym will follow up with the owners with an update after their meeting.

**Adjournment:** Mr. Martin made a motion to adjourn the meeting at 3:02 p.m.

**Notes:**

- **Reserve Request:** On April 30th, Kym Bill sent an email to the Board requesting to use reserve funds to replace the condenser and air handler at Blossoms. The cost of the air handler and condenser is \$3889.00. All Board Members unanimously approved the request