

Verandah Community Association, Inc.
12201 River Village Way, Fort Myers, FL 33905
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MINUTES 4/14/15 3:00 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 – 10/28/14

Discussion/Action: Mr. Martin asked if anyone had any questions or comments regarding the minutes from the last Board meeting held on October 28, 2014.

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

Motion 2nd: Mr. Langhout seconded the motion.

Approval: All approved.

IV. Treasurers Report – Review Financials for February 2015

Discussion/Action: Paul Martin gave an overview on the financials through February 2014. We currently have \$378,443 in operating cash. We are approximately \$7000 under budget which is due to Sales projections budgeted this year, to date. In regards to expenses, we are in line with the budget with no major variances. We have brought in \$46,000 in reserves to date with \$66,000 budgeted which is also due to the sales projected. We currently have \$2,800,000.00 in reserve investments. Evergreen has submitted all of the legwork to the auditing firm so they are in the process of completing the audit at this time. An update of the audit will be provided at the next Board Meeting.

V. VCA Update:

Discussion/Action: Kym Bill, CAM provided an update to the Board:

Community Update:

- As of April, 2015, we currently have 1025 closed homes in Verandah & 24 lot owners.
- We are close to completion in a few neighborhoods.
 - Brantley Oaks - 3 lots left
 - River Point – 5 lots left
 - Mossy Oak – 1 pending sale and 1 lot left
 - Cedar Hammock – 2 lots left, 1 pending sale

- Oak Bend - The last lot in Oak Bend is under contract and will be building with Royal Corinthian.
- To date, we currently have 14 new sale closings (4 lot sales) and 27 resales closings (2 lot resales). The total density for Verandah will be no more than 1700 homes.

Grounds Update:

- We have replaced 65 of the cassia trees on Verandah Blvd. with Hong Kong Orchids.
- We will be replacing 2 of the laurel oaks trees on Verandah Blvd. with Live Oaks within the next month.
- Spring flowers will be planted on May 20th throughout the community.
- We will be doing another wall to wall fertilization of all common grounds around the end of May. We recently did one in March.
- Our pine straw application throughout the common grounds will begin on May 5th.
- Beginning April 20th, we will be completing the final phase of bridgework on the River Trail boardwalk and the Brantley Oaks nature trail bridge. They will be replacing the deck material to composite material.
- We will begin sidewalk repair throughout the community, beginning in May. We will also be cutting in a sidewalk/curb by Fairway Cove, Woodhaven and Torrey Pines for the bikers and walkers.
- The playground renovation project has been completed with the replacement of the wood posts with composite material.

Dog Park:

- We had some fencing repairs done at the dog park, along with the replacement of the new latches for the gates.
- Additional benches were purchased for the small dog side for adequate seating.

Hammock Creek Home :

- There is still one property in Hammock Creek that has some problems that are not being addressed by the owner. There is some roof damage to the home and a tarp has been on the roof since January. Based on recommendation from our attorney, a demand letter has been mailed to the bank for pre-suit mediation. The VCA is also proceeding with foreclosure in hopes the bank will proceed forward with final summary judgement. If the bank does not move to foreclose, the VCA will foreclose and evict the homeowners. Once this is done, the VCA will evaluate the damage and bring to the board the necessary fixes needed to get the tarp off the roof and maintain landscaping.

Security/Gate System:

- The Advisory Committee has formed a Security Committee that is currently reviewing options on upgrading our security gate systems. We have received two RFP's from two security companies (TEM & Capsure) that are being reviewed by the Committee. They are in the beginning steps of reviewing and interviewing companies and will be bringing their recommendation to the Board once they determine which company would be best suited for Verandah.

Jim Harvey requested to provide two quotes for controlling/owning a system and another quote for renting a system.

Comcast:

- Comcast completed their testing of the bandwidth usage within Verandah. In our bulk agreement, the contract states in the event the bandwidth usage equals or exceeds 80% utilization by the Company over a 10 day time period, Comcast will take necessary steps to ensure the bandwidth usage is less than 80% utilization.
- Kym met with Comcast and they reviewed their report between the periods of September 9, 2014 through March 2, 2015. Each node was reviewed with the downstream and upstream usage with very good results.
 - Nodes VA 01:
 - 25-30% usage Downstream (uploading a picture, video, emails, etc.)/15% usage Upstream (gamers, at home businesses, large file downloads, example of a Dr. downloading large files such as x-rays, patient records, etc.)
 - Node VA06
 - 20-25% usage downstream / 8% upstream
 - Node VA 11 (new node)
 - 10% downstream /4% upstream
 - Node VA 12 (new node)
 - 20-25% downstream /15% upstream
 - Node VA 13 (new node)
 - 25-30% downstream /8-10% upstream

The board has requested to have Comcast meet directly to reschedule another report in a 10 day time period as we requested. Kym will get with Comcast to reschedule a meeting with them with an updated report.

Kayaks:

- Our kayaks are getting a lot of usage and are in need of some repairs. I have found a new vendor that will be fixing the bungee straps and broken handles on some of our kayaks that are in pretty bad shape. We have \$5,000 budgeted in reserves and will be purchasing 2-3 doubles & one single kayak within the next few weeks.

Leasing Amendment:

- The leasing amendment to the documents has been submitted to the County for recording. As we discussed, this will allow the VCA Master & Neighborhood HOA's the ability to deny a lease. I'm currently working on a universal background check and application process for all neighborhood HOA's and the Master Association to use to keep the lease process consistent throughout each neighborhood.

VI. Development Update – Willow Bend/Torey Pines

Discussion/Action: Two new parcels are under construction. Water/sewer, storm drainage and irrigation have been installed. Surveying of the roads are in the process now. Torey Pines are 85 foot lots which will replace Cedar Hammock and Willow Bend are 50 foot lots that will replace Fairway Cove.

VII. Reserve Study

Discussion/Action: The reserve study has been completed. We currently have 3 million in reserves and they are showing in 2044 we have enough money to cover capital expenses but this does not take into consideration the future building development of the community. The Paul Martin & Randy Noble are also meeting with Bob Petrich, VCA Advisory Chairman to discuss and analyze the costs of deeding over all of the roads in Verandah. We have requested Reserve Advisors to provide an estimate of the costs to take over the roads if we added to the reserve budget.

Mr. Harvey would like to adopt the reserve study and stated that we will need to continue to monitor as we make changes. The Board has requested to continue to do a reserve study every year vs. every two years as the community continues to grow with the new Kolter communities.

Motion by: Mr. Harvey Motion to Approve the Reserve Study.

Motion 2nd: Mr. Langhout seconded the motion.

Approval: All approved.

VIII. Fine Policy

- **Discussion/Action:** Kym Bill has made a recommendation to the Board to start a fining process for the Rules and Regulations for Verandah. The first step is to set up a Fine Committee. The Board has recommended to take this to the Advisory Committee and ask if the Advisory Committee would be interested in sitting on the committee. The Board has requested the next step is to determine the fines for each violation. Kym will bring updates back to the Board.

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

Notes:

Amendment: On May 29th Kym Bill made a request to the Board for an approval of an amendment regarding Parking. A sub committee was formed by the Advisory Committee that has worked diligently on this issue, along with Randy Noble. We received the final draft from the attorney and are requesting approval from the board to proceed forward with the amended changes to our current parking rules.

Our current rules allow parking in the street every day for up to 4 hours. Residents are taking advantage of the situation, parking in the street every day with multiple cars, with plenty of room in the driveway, and upsetting many residents.

Kym Bill received unanimous approval to proceed forward with the amendment change.

Motion approved 5/29/15.