



Verandah Community Association, Inc.

Annual Meeting Minutes | Oct. 15, 2019 | 1:02 pm

11201 River Village Way, Fort Myers, FL 33905

(239) 694-6358

Approved on 10/27/2020

- Meeting Call to Order – 1:02 pm by Paul Martin, Board President
- Quorum – Cameron Gardiner, General Manager, verified quorum with 661 owners and 182 Kolter units were represented (843 total) – the 15% voting unit requirement has been met. Paul Martin, Jim Harvey and Gary Dittman, Board members in attendance. David Langhout submitted his resignation from the board, so he is not in attendance. David Truxton, Kolter representative is in attendance to be named to the open seat.
- Proof of Notice – Cameron Gardiner provided proof of notice with affidavit of mailing to all owners. Notice was mailed to all owners and emailed to all owners.
- The board reviewed the Oct. 30, 2018 Annual Meeting minutes. **Gary Dittman made a motion to approve last year’s meeting minutes as written. Jim Harvey seconded. Motion carried 3/0. Minutes approved.**
- Cameron Gardiner provided the General Manager update.
- Old Business –
 - a) Cameron explained the ratification of the Sales Center purchase for the budget. He explained that \$40,000 of the \$127,000 was moved to the Sales Center Due Diligence line item on the budget. Making the Interest and Principal line drop to \$87,000 and the Sales Center Due Diligence line was created at \$40,000. The remaining portion of the \$40,000 that hasn’t been spent and the entire \$87,000 is the majority of what is being refunded to all homeowners as a one-time credit of \$111.10 to their Verandah Community Association account in the first quarter of 2020. The board needs a motion for this ratification of the 2019 VCA budget. **Jim Harvey made a motion to approve**

the ratification of the 2019 VCA budget. Gary Dittman seconded. All were in favor. Motion carried 3/0.

- b) Permitting – Paul explained that permitting in Lee County is very difficult. The Strategic Planning Committee has been collecting data to provide to residents, but they are still waiting on one piece, the finalized appraisal. They have architectural renderings on what can be done based on two scenarios: 1) Removing all the modules; or 2) Removing some of the modules, then modify parking. They have received and reviewed several proposals. Paul anticipates that over the next few weeks, this information will be sent out to residents to weigh in on. He further explained how difficult the permitting process has been. To add pickle ball courts, they must have parking to accommodate. They have amended the plan to include golf cart parking to meet parking requirements. Paul anticipates this information will be sent to residents by the end of the year.
- c) 2018 Audit Received - Paul told residents the 2018 Audit was received and reviewed. It shows that bad debt in the amount of \$12,465 was recovered. The developer subsidized \$24,488. The audit is posted on the website. **Paul made a motion to accept the completed 2018 Audit as received. Jim Harvey seconded. All were in favor. Motion carried 3/0.**

- New Business:

- a) Covenants Committee/Fining Procedures – Gary Dittman explained a Committee of residents must be seated per the Florida Statute and the Community Declaration, so when homeowners are fined for a violation, they can request a hearing with the committee to present their side of the violation.

Gary made the motion: In order to create a viable design review process complete with enforcement and fining capabilities we (the VCA) must create a bona fide Covenants Committee. This committee is designed to be the appellate committee to deal with any grievances that may arise as a result of enforcement of the design review process. This committee is a statutory requirement of the state of Florida and required by the Verandah Community Association Documents to be in existence before any enforcement can take place. I, Gary Dittman, therefore, move to nominate Ken Krach, Scott Krupp, Nita Brown, Lorie St. Lawrence, and Alan Feld to become the Verandah Covenants Committee effective immediately.

Jim Harvey seconded. All were in favor. Motion carried 3/0.

- b) **Street Deeding** – Paul explained that last year the Kolter (the Developer) offered to allow Sub-HOAs to deed their streets to the Master (VCA), turning over whatever amount they have in reserves for street maintenance. If accepted, the VCA at that point, will maintain those streets and reserve for them going forward. To date, one Sub-HOA has done this; three are working on it and are getting close. Paul announced that he would like to set a deadline for the road transfer / street deeding

process to take place. After further discussion, the Board believed 12/31/2020 would be a fair deadline.

Paul made a motion to institute the street deeding deadline to December 31, 2020. Gary Dittman seconded. All were in favor. Motion passed 3/0.

c) **Board Member Resignation/Appointment** – Paul explained that David Langhout, Senior Vice President of Kolter homes submitted his resignation to the Verandah Community Association Board of Directors, due to many other obligations at other Kolter communities. The Board acknowledged and accepted his resignation that was effective 10/7/2019. No motion was needed on this.

Paul made a motion to name David Truxton, VP Land Acquisitions for Kolter to the open Board position of Secretary / Treasurer. Jim Harvey seconded. All were in favor. Motion carried 3/0.

- Paul then opened the floor for questions.
 - Resident Susan, who is the neighborhood representative for Willow Bend asked when the last reserve study was done? Was one done in 2018? 2019? Paul said yes, a reserve study was done in 2019 and in 2018 and they have now scheduled reserve studies for every year. The VCA currently has well over \$3.5 Million in reserves which is more than enough to cover reserve expenses in the near future.
 - A resident asked about the street maintenance turn over to VCA – What is the benefit? What is the cost savings? Paul explained the cost savings is to the neighborhood as they would no longer have to reserve for street maintenance. If the Master has maintenance responsibilities of the street, they cover those expenses in their reserves. Paul said that the Master agreed to accept the streets with whatever is in their reserves at the time being turned over to the VCA, with no extra reserves required.
 - Resident Linda asked if a neighborhood deeds their roads over to the VCA and they have less amount in their reserves than other streets that gave their reserves, do they have an algorithm to adjust. Paul explained that the Board agreed to accept whatever the neighborhood had in their reserves at the time they turned the street over.
 - Resident Mr. Thomas explained he has been a resident for 14 years and wants to know when Kolter will install the first two pickle ball courts. Paul explained the problem has been where to put them, the court space isn't the problem, it's the parking to accommodate the courts that has held them up. If the Sales Center area is purchased, there is more space for parking. All six would be installed at the same time.
 - A resident asked if Kolter will be voting their lot votes on the Sales Center potential transaction. Jim stated that Kolter does not intend to vote on the Sales Center potential transaction.
 - A resident thanked them for the bright lights on Verandah Blvd. His concern now is the speeders on Verandah Boulevard. He said police have been on property and has written tickets but is curious what else can be done to remedy this problem.

Paul explained that the Board allowed the Lee County Sheriff's Department the right to patrol and write tickets to speeders. However, Paul will speak with all his contractors and remind them not to speed. He will also speak to Neal to remind their contractors. And we will ask the Sheriff's Department to pay attention to this area as well.

- Resident Doris asked how much of an effort is being made to get a traffic light at the intersection closest to the main Verandah gatehouse. Paul explained that is a state road and the state does not want to install a traffic light because their data proves that more accidents happen at lights on this road than in areas where people pull out without a light. Paul reminded everyone that there are two exits that can be utilized that bring you to a red light. If you want to exit at a red light, please use one of those exits.
 - Resident Jim asked if they will know that Lee County will approve the pickle ball courts at the Sales Center before the vote to purchase. Paul said they already have verbal approval but are waiting on the permit. It is the golf cart parking that has to be added to provide enough parking that was holding up the permitting. However, Kolter would not approve the sale until all permitting and platting has been approved.
- **With no other comments, Paul Martin made a motion to adjourn the meeting at 1:39 pm. Jim Harvey seconded. Motion carried 4/0. Meeting adjourned.**

APPROVED