

2010 Quarterly Meeting Minutes

MINUTES OF THE 2010 FIRST QUARTER MEETING OF THE VERANDAH COMMUNITY ASSOCIATION, INC.

The Quarterly Meeting of the Verandah Community Association, Inc. (VCA) was held at the River House at Verandah in Fort Myers, Florida on March 16, 2010 at 4:00 p.m.

The meeting was called to order by Vice President Bryan Bunting, who welcomed those in attendance and introduced himself as Vice President of the VCA.

Mr. Bunting introduced board member Terri Spencer, Secretary Treasurer of VCA, and Paul Martin, General Manager of VCA and Controller for the Verandah Club. Mr. Bunting noted that President Joey Garon was not going to be in attendance for this meeting. He also introduced various Verandah staff members, Jim Hohnstein, Community Patrol Manager who was absent and Steve Bill, Director of Grounds Maintenance.

Mr. Bunting indicated that in the 2009 annual meeting the board approved a motion to hold quarterly meetings going forward; this is the first of those meetings. The purpose of this meeting is to update the board and the residents of the status of the community activities that have transpired since the annual meeting. Bryan Bunting and Paul Martin would update on the Association activities over the year, and Terri would give the Treasurer's Report. The meeting was primarily a procedural and once the agenda was completed, any questions that had not been answered would be addressed after adjournment of the meeting.

On March 8, 2010 the neighborhood representatives of the Community Association were notified of the time and date of this meeting in accordance with the By-Laws. Mr. Bunting asked Secretary/Treasurer Spencer to append sample copies of the notices to the minutes of this meeting.

The 2009 VCA Annual Meeting Minutes were accepted as written.

Manager's Report

- Blossoms:

Blossoms Boat House is now available 7 days a week for use by the residents of Verandah. Complimentary gourmet coffee is available from 7:30 – 10:30. Several association activities, including happy hours and Easter fest are scheduled during the year. Blossom's is also available to the residents to rent for no charge; a deposit for clean-up would be required.

- Paving update:

The final lift of pavement has been applied in Oak Bend, Sanctuary Pointe, Cypress Marsh and Lakeview. We have been working with the contractor and developer to resolve some areas of concern, particularly at the cul-de-sacs and entrances. This should be resolved within the next week or two.

- Collections update:

Collections of assessments are on ongoing issue at Verandah. Currently we still have over \$600,000 in outstanding assessments with over \$400,000 outstanding from 2010 alone. We are in the process of sending out 45 day letters to those who have made no effort to pay their assessments and will follow through with the filing of claim of liens. We are also investigating foreclosing on some of the properties that do not have mortgages on them.

Grounds Report

- Freeze Recovery:

We have trimmed back and fertilized the shrubs and plantings that were damaged by the cold weather we experienced this winter. We are going to give them a little more time to recover and then replace those that do not.

- Vacant Lot maintenance:

We are in the process of interviewing three vendors to maintain vacant lot mowing and will also offer this discounted rate to lot owners to assist in reducing their maintenance costs.

Treasurer's Report

The unaudited financial statements reflect that the year 2009 assessments collected totaled \$2,332,965. Total community association expenses were \$2,269,629. This resulted in an unaudited surplus of \$63,336. Once we have

completed the audit we will determine the best use for this surplus. The reserve fund as of December 31, 2009 totaled \$2,333,083.

Mr. Bunting made a motion that a Resolution of the Board of Directors of VCA be created to form an *Advisory Committee*, made up of neighborhood representatives from each neighborhood in Verandah. These representatives would be the Presidents of the neighborhood associations where they exist, elected neighborhood representatives where no neighborhood association exists and in the neighborhood where the above does not apply they would be appointed by the Board of the VCA.

Motion was seconded by Mrs. Spencer and approved.

Mr. Bunting indicated there was no further business on the agenda, and that he would entertain a motion to adjourn the meeting. Whereas, before adjourning, he invited those in attendance to stay after the meeting so that the Board could answer any questions. Mr. Bunting made a motion to adjourn the meeting. Mrs. Spencer carried the motion and the meeting was adjourned.