

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

**MINUTES    12/7/10                    3:00 PM                    VERANDAH RIVER HOUSE**

Meeting Called By:        President, Gary Dumas

Type of Meeting:            4th Quarter VCA Annual Board Meeting

Note Taker:                Kym Bill

Attendees:                 Gary Dumas, Bryan Bunting, Vince Barraco, Paul Martin, Steve Bill, Jim Hohnstein, Kym Bill, John Greeley

**AGENDA TOPICS**

**Call to Order**

**Action:**

The meeting was called to order by President Gary Dumas at 3:05 pm, who welcomed those in attendance and introduced himself as President of the VCA.

Mr. Dumas introduced board members Vince Barraco, Secretary/Treasurer of VCA and Bryan Bunting, Vice President of VCA. Mr. Dumas also introduced the Management staff. Paul Martin, General Manager of VCA and Controller for the Verandah Club; Steve Bill, Director of Golf Course Maintenance and in addition oversees the maintenance and upkeep for the association roads and common areas within Verandah; Jim Hohnstein, Community Patrol Manager; and Kym Bill, Social Director and Website Administrator for the Verandah Community Association and Verandah Club.

**PRESIDENTS REPORT**

**Discussion/Action:** Mr. Dumas reported that there are several entities that are responsible for the creation and operation of the Verandah community, and it can get confusing keeping them all straight, especially since many of our staff has responsibilities within more than one entity. The developer of Verandah is Verandah Development LLC formed by the Bonita Bay Group, and it is the developer's responsibility to master plan and build the horizontal infrastructure of the community and the community amenities, and to establish the entities that are then responsible for operating and maintaining the infrastructure and amenities. We have three of those entities at Verandah. The Verandah West and East Community Development Districts, which are primarily responsible for the water management system, including the lakes and preserves. The Verandah Club, which is responsible for the Golf Courses, the River House, Fitness Center, and other Club amenities, and finally, the Verandah Community Association.

Mr. Dumas reported the purpose of the meeting today is to fulfill the requirements of the Florida Statutes governing home owners associations and the Verandah Community Association documents by giving an annual update to the members on the status of the Community Association.

On November 16, 2010 notification was given to the neighborhood representatives of the Community Association of the time and date of this meeting in accordance with the By-Laws. This notice was emailed in the Verandah Community Association newsletter and also posted on our website, [www.verandahlife.com](http://www.verandahlife.com); in addition it was discussed verbally in the Verandah Neighborhood Representative meeting that was held on October 28<sup>th</sup>, 2010.

There were 940 voting units represented at the Annual Meeting. Accordingly, the 15% minimum vote requirement to hold this meeting had been met.

Mr. Dumas asked Vince Barraco, Secretary to address the minutes of the 2011 Budget Meeting held on October 28, 2010. Mr. Barraco reported the minutes of the 2011 Verandah Community Association Budget Meeting were e-mailed to all neighborhood representatives on November 16, 2010. They are also posted on verandahlife.com. If anyone would like a copy, Paul Martin will provide extra copies if needed

**Motion by:**

Mr. Barraco made a motion to accept the minutes as written.

**Motion 2<sup>nd</sup>:**

Mr. Bunting seconded the motion.

**Approval:**

All approved.

## **ANNUAL REPORT**

**Discussion/Action:** Mr. Dumas reported in September 2002, the Verandah Community Association incorporated and became a formal entity with the filing of its Articles of Incorporation. All property owners in the community of Verandah are members of the Community Association.

The Verandah Community Association is responsible for:

- Maintaining the natural beauty and integrity of Verandah through maintenance of the community's landscaped common areas, parks, streets, and bike paths.
- The limited access and community patrol program, which controls access to the Community via one gatehouse and provides 24-hour patrol.
- Enforcement of the Declaration of Covenants, Conditions, and Restrictions for Verandah.
- The operation of Blossom's.
- Social programs and activities for residents.

## **MANAGER'S REPORT**

Mr. Dumas asked Paul Martin to review the highlights of the past year. Paul Martin reported on the following:

**Blossoms:** For the last year Blossoms Boat House has been made available 7 days a week for use by the residents of Verandah. This has been well received for use of private parties and neighborhood board meetings. Complimentary gourmet coffee is served from 7:00 a.m. – 10:00 a.m. In addition, several association activities are also scheduled during the year.

**Pedestrian Path Tie-Ins:** We are budgeting to replace all of the boards on the bridges/boardwalks that are used as pedestrian path tie-ins. We will begin in the Lakeview area since this area has shown the most damage. We will be replacing the wooden boards with a better composite material that will last much longer and hold up better to the outdoors elements.

In addition to the bridge project we have modified the sidewalk next to the cart crossing between holes 6 & 7 near the main entrance and are planning to move the cart crossing at Verandah Blvd and River Village Way this week.

**Oak Park Children's Playground:** A partial renovation project of the tree house in Oak Park this year has been completed. Remainder will be renovated in 2011.

**Design Review Committee:** Paul Martin reminded residents that we do have a Design Review Committee, and if you have any plans for exterior and/or landscaping work please be reminded that approval is required from the DRC. If you live in a community that has a neighborhood association you must first get approval from your association followed by approval from the DRC. A copy of the current Design Review Guidelines may be found on the Verandah resident intranet at [www.verandahlife.com](http://www.verandahlife.com). If you are unsure about your planned home improvements please contact the Design Review Committee prior to beginning work.

**Weather Recovery:** This past year winter was one of the coldest and longest winters on record in SW Florida followed by one of the wettest summers we have had in a long time. This took a major toll on our landscaping and we are working diligently to bring it back in line with what we come to expect in Verandah. In addition, we are in the process of interviewing new landscape contractors to take over the common area maintenance in February when our contract expires with SOTO.

**Gate House Update:** Paul Martin reported that we are currently not planning on opening up the East gatehouse on a permanent basis at this time. However, as construction traffic justifies it, we will work with the builders to give them access for heavy equipment to prevent them from driving over the brick pavers at the main entrance and keep the traffic off of the main boulevard. As we do this we will use the roving patrol to support the East gatehouse.

**Lot Maintenance:** The Verandah Community Association will hire a contractor to maintain the vacant lots in Verandah on a more consistent basis this coming year. As we do this, we will bill the unit owners back as the mowing occurs.

**Carry Over Income from 2009:** The 2009 audit reflected that there was a carry over of income in the amount of \$66,143 along with depreciation that was expensed on assets purchased from reserve funds of \$6,992 and no developer assessment for the year 2009. Therefore, we have a total amount of \$73,135 that needs a designation by the board. In our previous budget board meeting the board agreed to use approximately \$18,000 for a sidewalk/cart path crossing project leaving a balance of \$55,135 that needs to be designated.

Paul Martin indicated that if we do not collect some of the outstanding bad debt, along with the closing money for the lots purchased by DR Horton, we may need this money to cover the bad debt expenses for 2010. After discussion by the Board, decision was made to hold off on spending the surplus money until the 2010 year end books are closed. By the next Board Meeting, the Board will be more able to determine the best possible use of the surplus.

**Motion by:**

Mr. Bunting made a motion to defer the Board taking action on the Surplus Income from 2009 until the next Board Meeting when they can review the 2009 year end financials.

**Motion 2<sup>nd</sup>:**

Mr. Barraco seconded the motion.

**Approval:**

All approved.

Paul Martin gave an overview of the upcoming current projects which include:

- Striping the roads and parking lot

- Replacing the boards on the bridges and boardwalks
- Completing the tree house renovation
- Replacing the maintenance contractor
- Replacing some of the old Jasmine in the landscaping beds.
- Possible Renegotiation of the Comcast cable bulk agreement
- Getting Community Association statements online with the ability to pay online.

### **OLD BUSINESS:**

**Interlocal Agreement:** Jim Hohnstein gave an update on the Interlocal Agreement with the Lee County Sheriff's Office. He stated we are on the Agenda for the next Lee County Commissioner Meeting in January which should be approved by mid January.

**Foreclosure Process:** Tabled until next meeting

**Late Fee's:** Paul Martin reported that per the boards request all late assessments for 2011 will be charged 18% APR interest going forward.

### **NEW BUSINESS**

**Board Resignation:** Gary Dumas submitted his letter of resignation from the Board. He explained he felt it was necessary due to being the VP of New Leaf Management and a Board member; it is often difficult to have conversations openly and freely with the Board between meetings without breaking the Florida Sunshine Law requirements. John Greeley was appointed Secretary/Treasurer of the Board. Mr. Greeley has an extensive accounting and finance background and his participation will be very beneficial to the Board. Mr. Dumas asked the board to sign the reappointment of officer letter at the end of the meeting. New appointment of officers are as follows: Vince Barraco, President, Bryan Bunting, Vice President, John Greeley, Treasurer.

- **Adjournment**

**Motion by:**

Mr. Barraco made a motion to adjourn the meeting.

**Motion 2<sup>nd</sup>:**

Mr. Bunting seconded the motion.

**Approval:** All approved.