

Verandah Community Association, Inc.
11571 Verandah Blvd., Fort Myers, FL 33905
(239) 694-6358 ~ 239-694-1137 fax

Approved on 10/30/2018

MINUTES 12/4/17 1:00 PM VERANDAH RIVER HOUSE

Meeting Called By: Paul Martin, President

Type of Meeting: Verandah Community Association Annual Meeting

Note Taker: Kym Bill

Attendees: Paul Martin, David Langhout, Gary Dittman, Kym Bill

AGENDA TOPICS

I. Call to Order

Discussion/Action: The meeting was called to order by President Paul Martin at 1:04 pm, who welcomed those in attendance. Mr. Martin introduced the Board, David Langhout, Secretary/Treasurer, Gary Dittman, Resident Board Member, and Kym Bill, General Manager.

II. Voting Unit Requirement – 15% minimum vote is required to hold a meet. We have met the requirement with Verandah units represented at 442 which meets this requirement.

III. Approval of Minutes – 4/14/17

Discussion/Action: Mr. Martin asked if anyone had any questions or comments or changes regarding the minutes from the last Board meeting.

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

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

IV. Treasurers Report – Review Financials for March, 2017

Discussion/Action: Paul Martin gave an overview on the financials through October 31, 2017. We currently have \$377,742 in operating cash in the Popular Banking account. There is currently \$3,299,157.00 in our reserves account with \$2,975,000,000 of the reserves in CDARS. Operating income year to date is \$241,742 with a budget of \$249,195. Actual operating expenses year to date to total \$2,277,797 with a budget of \$2,552,325.

V. Manager's Report – Kym Bill gave an update on the current projects and updates going on with the Association.

Landscape Updates

- We just completed almost all of our clean up efforts from Hurricane Irma. Vision Landscape, along with a few of our other vendors did a phenomenal job in getting our community cleaned up so quickly. We just replaced approximately 90 trees which included oaks, shady lady's and hong kong orchids throughout the common areas which was just completed this past weekend. We are scheduled to add some green arbacola along the chain link fence on the access road by Cottonwood Bend, which will be completed by the end of the month.
- All of the debris from Hurricane Irma has been picked up in all of the neighborhoods, along with Verandah Blvd.
- Over the summer we painted and cleaned the light fixtures on all of the light poles on Verandah Blvd.
- Some of the light poles went down or were leaning after the hurricane. FPL has been in the community to straighten and repair many of the poles but there are still a few that need to be replaced and repaired. FPL has been in the community to assess the damage to all of the poles but this may take some time until they get caught up from Irma.
- All of the common area signage that was destroyed or damaged has been reinstalled throughout the community
- We completed many repairs on the concrete walls throughout the entire community. There are still a few areas that need to be addressed that will be completed after the first of the year. It's very hard to get contractors in quickly after the hurricane.
- Annuals have been planted throughout the community along with our pinestraw application.
- All of the Kolter home neighborhoods received their 2nd mulch application in late November.
- We just completed pressure washing the curbs, gutters & sidewalks on Verandah Blvd, along with the bridges on the nature trails.
- We completed a grub and pre-emergent treatment in October, along with a wall to wall fertilization throughout the common grounds.
- Striping has been completed with fresh paint on all of the crosswalks and stops bars throughout Verandah Blvd. We also added some additional crosswalk sections and additional pedestrian crossing signs based on recommendations from the Traffic & Safety Committee throughout the community.
- We are in the process of having a sign installed leaving the community which states "one car at a time" which we will hope everyone will adhere to when entering the median. I'm hoping to get the sign installed within the next few weeks.

Projects this upcoming year

- After the first of the year, we will be redoing the monument sign landscaping beds for the Non HOA neighborhoods that are in need of replacement plantings. We will be providing a new enhanced look with more color like some of the other neighborhoods.
- We have several chain link fence repairs that are needed throughout the community but are still waiting on a date to get the repairs completed. It's very hard this time of year to get contractors scheduled and with the backlog from Irma repairs.

Gate House Updates:

We are in the final stages of receiving the permits for the back gate arms with anticipated completion by the end of the year. The scan pass equipment and cameras have also been ordered. Once the new gates are installed along with the installation of the scan pass equipment, residents will be able to enter and exit through the back gate via their scan pass. All guests and vendors will be required to check in at the front gate for access and passes. Guests and vendors can exit through the back gate but will not be able to check in at the back Gate. The back gate entrance will be utilized for residents and construction traffic. Once the construction is completed in Verandah, the back gate will not be staffed.

Assessments:

The first quarter statements for the association were mailed and emailed to those that have an email address on file with the association before the Thanksgiving holiday. Payments are already coming in and the 1st quarterly payments are due by January 1st.

Annual Tree Lighting is scheduled for tomorrow morning in Oak Park from 5 -7 pm. We are asking everyone to bring an unwrapped toy to give to the Toys for Tots foundation. The Marines will be in attendance to help collect the toys as well as Santa and Mrs. Claus. We are Planning a great turn out with over 300 reservations.

VI. Old Business

Discussion/Action:

None

VII. New Business:

Discussion/Action:

A) Hurricane Clean Up – Mr. Martin made a request to the Board to use reserve funds for hurricane clean up. We have accumulated approximately \$290,000 hurricane clean up costs for tree and landscape replacements to pay out of reserves. We are currently working with the insurance company to submit the claims for reimbursement. If we receive reimbursements from the insurance company, we will replace back into the reserves account.

IX. REQUEST TO USE RESERVE FUNDS

Discussion/Action: On August 16, 2017, Kym Bill sent a request to the Board of Directors requesting to use reserve funds to repair the concrete walls throughout the community that are in need of repair. The quote to repair the areas is \$9100.00

Motion and Approval: On August 17, 2017, All Board Members unanimously approved the request to use the reserve funds to repair the wall.

Motion by: Mr. Langhout made a motion to approve

Motion 2nd: Mr. Dittman seconded the motion.

Approval: All approved.

Adjournment: Mr. Martin made a motion to adjourn the meeting at 2:01 p.m.