

Minutes of the CRHOA Board Meeting January 26, 2011

The meeting was called to order by Elaine Mitchell, President. A proof of notice was established and a quorum was determined. Board members present were Don Weigand, Bill Schulte, Jim Wheeler and Tom Mitchell.

The first order of business was the approval of the December 22, 2010 meeting minutes. Jim made a motion seconded by Tom to approve the minutes. Motion passed 5-0

The payment of the bills was the next order of business. In Harry's absence Elaine stated that the bills for the month are \$17,536. Jim made a motion to approve the payment of the bills, seconded by Don, motion carried 5-0.

The Board sent the results of the voting for the second entrance and exit to the community via email and the website. The Board needs to record the results officially into our minutes. The results were as follows: 405 votes were received out of 533 which is 76% of the community votes. There were 374 yes votes and 31 no votes which indicate 92% of those voting were in favor. Two hundred seventy two (272) votes were needed to move forward on the project which shows 138% of needed votes were in favor.

The Board then discussed what we will need for preparing for the Annual Membership meeting. Harry has already secured the place and time. Jim stated he would put together a power point presentation as he did last year. Elaine took the action to notify all committee chairpersons to prepare a bullet point document and forwarded it to Jim. Elaine indicated that Phyllis Mills will head up an election committee to help with the vote counting and will also organize a committee to sign in members attending the meeting. We decided as a Board to hold a workshop meeting in the following week to make sure everything is ready for the annual meeting.

Committee Reports

CERT Marsha Smith reported that she had 10 people signed up for the CERT course that is being given by the Pine Island Fire Department. There is room for 15. Jim indicated that he had two additional names which he will send to Marsha. The course is 8 weeks long from 6:30 -9:30 each Wednesday (sometimes only until 8:30 depending on the topic). The course will start March 2. After the 8 week course the plan for the committee is to develop an emergency response plan for our own community.

Covenants and restrictions-No report at this time

Communications- No report at this time

Finance Harry was not able to attend the meeting. Elaine reported from his committee meeting minutes report from January 23. The Financial Statements were reviewed and there was one correction for the balance sheet that shows an increase of the year to date reserve fund from \$39, 996.50 to \$ 41,920 which is an addition of \$1923.50. The Reserve Fund as of December 31, 2010 is \$483,547.42. As of December 31, 2010 the Account Receivables is \$28,744.32.

As discussed at the December meeting the Florida Statutes states that associations with total revenues between \$200,000 and \$400,000 is required to prepare reviewed financials statements. The cost of this review will be upwards of \$4000. Discussion by the Board

followed about whether we should have this preparation completed or put it before a vote of the community to accept the financial reporting that is being done and the Board decided that it would be prudent to have an outside accounting firm complete the task. Jim made a motion to have an outside accounting firm prepare reviewed financial statement for 2010. Other Board members and he amended the motion to say that we have the Finance Committee choose the firm as long as there is no conflict of interest with anyone on the committee and that the firm understands what the Florida Statutes are asking for from the HOA so that they produce the appropriate reviewed financial statements and this should so be stated in the contract with the firm. Don seconded the motion, motion carried 5-0.

Strategic Planning Tom deferred the report to Don. Don indicated that he asked for our counsel to prepare the letter of application to the Lee County Commissioners and he asked Banks Engineering for the contract and a more detailed pricing of the proposed entrance and exit. Tom reported that there is nothing to report on the status of the bond. Further communication from Tom will be sent to counsel who will be asked to follow up with Lee County to see where we are with the DLO of the bond.

ARB-Gary had no report at this time. Elaine stated that since we are sending out the packet of information for the annual meeting that we use this mailing to also include the letter and the timeline that the ARB created to assist residents with knowing what is needed from the ARB for home improvements.

Security- Jim indicated that there is a two parts to his report. In the first part is the Security Committee report. Jim reported that do to the Recruitment Gathering in December he has 3 new members to his committee, Ray Munoz, Jim Wantman and John Valenti. Jim met with the committee and discussed the responsibilities of the Security Committee. Jim Wantman and John Valenti will have the gate software downloaded to their computers so that Jim has a backup team, the team members will be instructed on the operation of the cameras etc. Ray Munoz will take on the responsibility of being the liaison with local law enforcement and work on the Neighborhood Watch Program. The second part of the report was dealing with the update Speeding Task Force Committee. Jim shared the information that the committee had compiled in a report that was sent to the Board that contained information of signage, visitation to and communication with other gated communities. Discussion followed about the report and in reference to signage part of the report Jim indicated that he will take the action to have a report to give to the Board on what signage we already have and where we may need more signage in the community at the March meeting. After that the Board moved to discussion on how to move forward with the speeding issue. This part of the report came from Bill Schulte, who purchased a radar gun on behalf of the Board for a cost of \$79 to be used quantify the speeding issue by collecting data. The Board decided that the committee members would set up different areas of the community at different times to collect the data.

Landscaping- No report. Elaine brought and explained a proposal from CLA to hook up the Pine Island Water meter to our irrigation on four cul de sacs for the amount of \$2961. Tom made a motion to approve the expenditure, Don seconded, motion carried 5-0.

Roads, Drainage Lighting-no report

A motion to adjourn was made by Jim, seconded by Tom, motion carried 5-0. Meeting was adjourn at 8:35PM

Respectfully submitted,
Elaine Mitchell