

Minutes of the CRHOA Board Meeting, July 27, 2011

The meeting was called to order by Bill Schulte, President, at 7:00. A proof of notice was established and a quorum was determined. Board Members present were Jerry Dinkins, Harry Lindgren, Elaine Mitchell, Barb Munoz, Jim Wheeler

Approval of the June 22, 2011 Minutes – A motion was made by Harry and seconded by Jim to approve the minutes. The motion was carried 5-0.

Approval of July 25, 2011 workshop minutes- Minutes will be approved after some suggested formatting changes are made.

Presentation by H2O to explain well issues - Tom Everson from H2O attended the meeting to explain the issues with the well & pump on Princess Grace Ct. It has been determined that the pump is fused to the casing and it is unsure if it can be saved. The order of work needed is to determine if pump can be saved. If not, the hole must be plugged and a new well drilled. All work would be required to be done under the supervision and guidelines of the county. The estimated cost of the work is \$10,000 - \$12,000, plus the cost of a new pump. It was discussed that HOA policy states that any work over \$1,000 requires a minimum of 3 bids. The landscape committee will get two additional bids, in compliance with the policy. The board is going to re-visit the policy of the required 3 bids.

Audience Participation – Pauline Wilkinson from Princess Margaret Ct. discussed the issue of lot mowing in section C. Many lots have been mowed, however the lots closest to her home are still in need of mowing. Elaine has attained permission by the lot owners to have CLA mow the lots. CLA has been notified and is scheduling the work. Pauline also re-visited the issue of charging commercial businesses to use vacant property while working in the community. The question of us imposing an impact fee to these companies was presented to the attorney. It was determined that we do not have the power or authority to impose such fees.

Judy Kenny from Lady Anne Cr. attended the meeting, representing families with children. The issue of school buses not coming into the community was brought up. Bill reported that a form regarding this issue was recently submitted to the County. The form was requested from the County and stated that Cape Royal approved the buses entering the community and that we would not hold the County liable for any damage to the community. The form had been faxed, but the issue has not been resolved with the County. Bill suggested that the residents contact him if the issue is not resolved in the near future, allowing ample processing time.

Payment of Bills: \$20,924 in expenditures were submitted for payment. Exceptions to standard payments were - \$3000 attorney fees, \$1500 renewing storage facility. Harry made a motion to approve disbursements. Jim seconded. Motion carried 5-0.

Committee Reports:

CERT – Marsha Smith: It was reported that CERT had a successful golf tournament and received \$536 in donations and would receive \$300 - \$400 from the tournament. The CERT board will discuss priorities for acquisitions. Joe Reynolds has 10 radios to donate. A recently scheduled training meeting on hurricane preparedness for the residents had to be cancelled, due to a conflict with meeting space. The Cape Royal team had a joint training session with the 3 Pine Island teams. It was agreed that CERT will have a line item on the 2012 budget.

Covenants & Restrictions – Phyllis Mills: The committee will be editing and reviewing the governing documents. The committee is also keeping up with the maintenance and appearance of the foreclosed properties. The Board has recently approved (at the July 25, 2011 workshop) for the committee to make expenditures up to \$250, without board approval, for this maintenance. Charges should be given to the treasurer to be posted to the individual accounts. It was noted that there are at least 2 pools in the area that are very polluted. The committee called the health department and they stated it was not their concern. They suggested that the mosquito control be called. Phyllis will follow up with the phone call.

Communications – Don Weigand/Jerry Dinkins: There was no committee meeting this month. The committee is working on resolving web hosting issues. A credit card is needed to be on file with the new hosting company and at this time the board does not have one. Alternative solutions are being sought.

Finance – Harry Lindgren: A correction was made to the financial statement. It involved adding and account to track money brought in by CERT. Receivables collected are at 97%. Harry assured that all properties with outstanding assessments have had liens placed on them.

Status of HOA Bookkeeper – Interviews have been taking place for a replacement for Barbara Toth. A total of 5 candidates were interviewed. 2 were accounting firms, 3 were individuals inside the community. It was determined that it was preferable to hire from inside the community. The process included: interviews and recommendations from the committee, Board review of resumes, evaluation form and computations by the committee. At this time the committee selected and presented Karen Garside to replace Barbara Toth. The decision was based on her background, skills and education in the accounting field, as well as recommendations from her references. Jim motioned to accept the recommendation of the Finance Committee to hire Karen Garsite as the replacement. Jerry seconded the motion. Motion carried 5-0. Karen's name will be given to the insurance company for bonding.

West Entrance & Strategic Planning – Don Weigand: Drawings have been finalized and a permit application was submitted to LDOT on June 12. The county has declined the permit because of the deceleration lane encroaches on the eco-balance of the easement. Two other alternatives have been explored, however the committee is going to pursue the use of the land already proposed. This will require the approval of the South Florida Water Management District. A July 14 meeting has been requested with SFWMD. No response to date. Other activity includes obtaining bids on the construction of the gate along with security access, monitoring and recording systems. Landscaping of the Smith property, for the purpose of deflecting light from incoming vehicles, is scheduled but not completed at this time.

Bond issue – Update on the bond issue from Tom Mitchell: Tousa/Engle had secured a performance bond from CNA insurance company that would provide for a deceleration right turn lane into our community, a final uplift of asphalt on Section C roads, and removal of non native exotic plants in Section C wetlands. After Tousa/Engle went into bankruptcy and Starwood Land Ventures purchased the properties from Tousa Engle we asked the county to call the CNA bond so that we could initiate the work on the section C roads and the wetlands. As a result of calling the bond CNA filed suit against the Lee county and SLV. The property owners (SLV) filed a Motion to Dismiss with the court, but no date was set by the court for a hearing. The case has now been idle for 10 months and the county can now file a Notice that there has been no activity occurring and that the case has not been prosecuted. This will trigger a 60 day response time for CNA, the plaintiff, to respond. If our HOA counsel is not informed of any news before October we will follow up with him at that time.

ARB – Gary Hanson: The committee met on July 11. There were 4 requests for review. All were approved. Request included 2 well and 1 exterior painting.

Security – Jim Wheeler: A quiet month was reported. A message regarding 2 lost dogs was sent out to the block captains. The dogs were found and Jim thanked the community and the block captains for their response. It all contributes to making our community and close and desirable community.

Landscaping – Carol Dulik: No report available.

Roads/Drainage/Lighting – Doug Flenniken: No report available.

Other Discussions Topics: None

Adjournment: Elaine motioned to adjourn the meeting. Jim seconded the motion. Meeting adjourned at 9pm.