

Minutes of the CRHOA Board Meeting, May 25, 2011

The meeting was called to order by Bill Schulte, President. A proof of notice was established and a quorum was determined. Board Members present were Jerry Dinkins, Barb Munoz, Bill Schulte & Dave Stowell.

Approval of the April 27, 2011 Minutes – A motion was made by Barb and seconded by Dave to approve the minutes. The motion was carried 6-0.

Audience Participation – None

Payment of Bills – Dave presented the bills for payment, in Harry's absence. A total of \$20,000 worth of bills was submitted. In addition to the normal expenditures, bills consisted of \$3200 for an annual accountant's review of the books and records. This information is available to anyone, by emailing a request to Harry, via the HOA website. Also submitted was \$1500 for work on the irrigation wells, and \$2500 expended on engineering services for the second entrance.

Committee Reports:

CERT (Community Emergency Response Team) – Marsha Smith: The some of the newly trained team members were present for the meeting. A list of contact information for the team was given to each board member. The second Wednesday of the month has been designated for the CERT meeting and training. Jerry Dinkins and Marsha Smith are taking courses to become trainers for new team members. Community members have already responded to requests for donations of supplies.

Covenants & Restrictions – Phyllis Mills: The committee is waiting for all members to be in town before they have a committee meeting. Phyllis has been trying hard to stay on top of our worst-looking properties, with mixed results. After many options offered and explored, Phyllis is now asking the board to give her authority to move forward with the cleanup on these homes.

Communication – Don Weigand: There was a meeting on May 12 for the purpose of turning the committee over to the leadership of Jerry Dinkins. Beckie Dinkins is now a member of the committee. The board discussed the possibility of publishing a community newsletter. After discussion of desire, content and medium, it was decided that a draft would be put together for the next board meeting. The community directory is targeted to be distributed the last day of June.

Finance – Harry Lindgen: Dave gave the finance report in the absence of Harry. At the last board meeting, the finance committee was asked to create a policy for reimbursing board members for travel. The draft was submitted to the board for review. The vote will be deferred until the entire board can review it. The question of changing the registered agent was brought up again. After discussion, it was decided that it would remain as is. The need to have the agent as a steady contact source with regular business hours was stressed. Also, the concern of the cost of answering notices of foreclosure letters was addressed. The board will re-evaluate having the attorney answer these letters. The main point is to have these letters forwarded to the boards.

West Entrance Project & Strategic Planning – Don Weigand: Illustrations were given to board so they could see the stages of the project. A site visit was made by Banks Engineering and a detailed design is in the works. Permits will be applied for within the next few weeks. Discussion is under way on providing drainage for the green space that will be taken away by the deceleration lane.

ARB/Set Backs – Gary Hansen: The committee had a meeting on May 11th. 9 requests were present and all were approved. Request for new construction on Lady Anne Circle was submitted. Aubachan will also be submitting plans for new construction. The issue of the narrower roads in Section C was discussed. The

committees request and reasoning for changing the setbacks to 35 feet, have been sent to the attorney for an opinion outlining the process for changing the documents.

Security – Jim Wheeler: Quarterly maintenance on the front gate system revealed that 3 backup DC motors needed to be replaced. During this month a concerted effort was put on updating the Family Data Sheets by the Block Captains for input the upcoming new community directory. All information was provided to Barb Toth and Don Weigand for the new directory. John Valenti and Jim Wheeler attended two second entrance meetings at Don Weigands residence to provide input and gather information for the new gate system. Once final entrance drawings are made available with dimensions, the team will solicit bids for new gate system installation. They also visited a company called FABWORX in Cape Coral. This was a very productive visit as several ideas were given for the new gate system that must have some noise suppression capability for the traffic on Veterans Parkway

Landscaping – Carol Dulik: Carol met with CLA management. They are getting us information on trees that he will guarantee for a year. The committee has received other bids which were good prices, but had no guarantee. The committee will meet with Dean to discuss trading out the palm trees on the Princess Grace Ct. cul de sac.

Brandon Reed/Community Service: Brandon is a boy scout working on badge requirement and wanted to do 2 ½ hrs of community service. Did clean up and pick up throughout the community.

Road & Drainage/Lighting – Doug Flenniken: Nothing to report

Community Activities – Jacquie Flenniken: No report available

Pine Island Road Expansion Status: We were sent drawing from Fl. DOT show the amount of property they were going to take. We have been notified by the appraiser hired by DOT. He has completed his work and indicated that the DOT's intent is to be fair. They will reimburse us for damages and expenses for relocating the entrance and guard house, as well as reimburse for the property and attorney fees. It seems it should be a fair and quick process. We do have an attorney to advise us in this process.

Additional Business from the Floor: Barbara Toth brought up the cost for the attorney to answer letters regarding foreclosure properties. She expressed that the cost and actions were unnecessary and the outcome of past properties were never affected from not having an attorney respond. It was requested that the board seek additional opinions.

A motion to adjourn the meeting was made by Barb and seconded by Jerry. The meeting was officially adjourned at 8:26 p.m.

Respectfully submitted,
Marie Hughes