

Minutes of the CRHOA Board Meeting, November 23, 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 Harry Lindgren, Elaine Mitchell, Barb Munoz, Dave Stowell. and Jim Wheeler. Absent was Jerry Dinkins.

Approval of the October 26, 2011 meeting minutes – *Elaine motioned to accept the minutes of the October 26, 2011 meeting. The motion was seconded by Jim. Motion carried 5-0 with 1 member abstaining.*

Audience participation – None

Payment of Bills - Disbursements of \$14,000.00 were present to the board for payment. All were usual monthly expenditures with the exception of \$3,297.00 in attorney fees which were incurred seeking council in the DOT land purchase. *Harry motioned that the board approve the payment of the bills presented. The motion was seconded by Elaine. Motion was carried 6-0.*

Committee Reports as needed

a. CERT-Marsha Smith – Supplies acquired by the team have been stored in the community shed, at the golf course maintenance area. Greg Ciccone has the key to the shed and Marie Hughes has a key to the gate.

b. Covenants and Restrictions-Phyllis Mills – The committee will be discussing non-compliances after the holiday.

c. Communications-Jerry Dinkins – None available.

d. Finance-Harry Lindgren – An increase in revenue of \$1100.00 has been corrected. The error was due to a second invoice sent out. Financial budgets for 2012 will produce an increase of dues to \$665. The Attorney has filed a garnishment of a bank account on a home owner, after an installment agreement failed. We will receive \$179.00 from the account. The installment agreement was for four years of past due assessments. Elaine suggested that the board schedule a budget workshop in order to approve a budget at the December's Board meeting. With reserve allocations due at the January board meeting, Harry suggested a workshop in January, specifically for the reserve allocations. Determining operating budget vs reserve allocations will also be a priority. Currently \$77,000 + \$35,000 have been allocated for West Entrance. Any additional funds needed for this project will be taken from the reserve funds for roads. Don Weigand will provide a truer estimate of cost after the permitting is complete and new estimates for the work are received.

e. West Entrance Project - Permits from SFWMD are expected to be completed within the next 10 days. If this proves to be accurate, permits from the LDOT should be in hand by Christmas. A meeting is planned for the second week of December for the West Entrance team along with Banks Engineering to review the drawings in detail, tie up loose ends and define our next steps.

Pine Island Expansion -Strategic Planning - The committee, led by Tom Mitchell, presented the FDOT's offer for the purchase of community land for the expansion of Pine Island Road. This presentation included incentive revenue and the timeline for accepting or rejecting the offer, as well as legal opinion on the requirement for membership approval of the offer. After the

information was presented, *Elaine made a motion that the sale of the land, at the front entrance, to the FDOT is truly an involuntary sale, as the FDOT will end up with the property through condemnation if no action is taken, thus, deeming the need for community approval not applicable. The Motion was seconded by Barb. The motion passed 6-0.* It was the committee's opinion that the offer from the FDOT was a fair and equitable offer and further recommended that the Board accept the offer in the allotted time frame in order to receive the incentive compensation offered by the FDOT. *A motion was made by Harry that the Board accepts the recommendations presented by the strategic committee, accept the offer from the FDOT, and have the president sign and return appropriate papers. Further, to follow the team's recommendation for a project team. The motion was seconded by Jim. The motion carried 6-0.* A copy of the entire report will become part of the minutes with the Board's Secretary and will also be posted on the website under the Strategic Planning Committee Reports.

f. ARB-Gary Hanson – No report for this month.

g. Security-Jim Wheeler – It was reported that there was vandalism to the Golf Course irrigation system on the evening of Sunday, 13 November, 2011. Golf Course management notified Lee County Sheriff's department of the incident. Resident kids were also shooting birds with BB guns. A report of a lamp post shot out by a BB gun was also received. Security and the President will approach the families. Residents are reminded to not hesitate to call the Sheriff's department if any suspicious activity is observed in the community. Jim Wheeler and John Valenti continue to support and provide input to the West Entrance Project Committee. There were several information type flyers and announcements from the Board and committees that was passed to the community via the Block Captains.

h. Landscaping-Carol Dulik - Well repair Project – This project should be finished by the end of next week. The old well was able to be mitigated, avoiding the need to drill a new well. The new pump will be 3 horse power instead of 5. This will bring the cost of the work down. The committee needs the approval of the board on a proposal of \$12,500.00 for new landscaping. This expense still keeps the committee well within its budget. The proposal was signed by Bill. The ditches have not been sprayed. The contracted company is still waiting for permits from Fish & Wildlife, before work can be started. The finance committee was advised to monitor the monthly maintenance payments in relationship to when the work commences.

i. Roads/Drainage/Lighting-Doug Flenniken – No report for this month.

9. Other Discussion Topics – Policy & Procedure for foreclosures – It was decided that a workshop should be scheduled for the purpose of writing and approving a policy & procedure for handling foreclosures and liens of properties within the community. The date of this workshop was not determined at this time.

10. Adjournment – A motion to adjourn the meeting was made by Jim. The motion was seconded by Elaine. The meeting was adjourned at 9:10pm.