

Minutes of the CRHOA Board Meeting, September 28, 2011 – Final Draft

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, Barbara Munoz, and David Stowell.

Approval of August 31, 2011 meeting minutes – *Harry motioned to accept the minutes of the August 31, 2011 meeting, Elaine seconded. Motion was carried 6-0. Discussion:* Harry request that the minutes be marked as “Final Draft”, when resent to the Board, after any revisions or corrections.

Audience participation – None

Payment of Bills – Disbursements of \$17,150.00 were submitted for payment. All were customary and usual expenses. Unusual expenses were engineering & permit cost for the West Entrance project. *David motioned that the board approve the bills to be paid. Jerry seconded the motion. Motion was carried 6-0.*

Committee Reports:

CERT-Marsha Smith – All members have completed a CPR & ADR course. No input has been received from community for design of the team logo. A reminder sent to block captains and a notice posted on the website.

Covenants and Restrictions-Phyllis Mills – Nothing new to report this month.

Communications-Jerry Dinkins – The new website is complete and launched. The deadline of Sept. 15 was met. The Committee is looking for feedback.

Finance-Harry Lindgren – The financial statements for August 31, 2011 were reviewed with no corrections. The AR ending balance is \$42,835.83, with \$29, 863.55 past due and a 97.8% revenue collection of 2011 assessment fees. The committee suggests that the Board approve the write off of Interest that had been deemed uncollectable on two foreclosed homes, for a total amount of \$649.34 *Elaine made a motion to write off the above mentioned interest amount, as recommended by the committee. Barb seconded the motion. Motion carried 6-0.* Harry discussed the upcoming budget and focused on the preparation of the Reserve Accounts. Each committee with reserve accountability needs to calculate their reserve amount based on the estimated useful life of the asset and the monies that will be necessary to make the repair or replacement of the asset. One area that was brought up for discussion was the maintenance, repair and replacement of the mailboxes. It was decided that this will fall under the ARB and Gary will evaluate the mailboxes in the entire community and place the cost to repair and recoat in the regular operation budget. The replacement of the boxes will be placed in the reserve account. All reserve accounts are based on the Florida State Statutes governing Home Owners Associations. Budgets from each committee should be submitted by October 31, 2011. The committee’s target to complete this task is November 30, 2011. The Board should also consider if it is time to re-organize the different reserve accounts. Barb also asked for a definition of the different categories in the reserve fund, for clarity.

West Entrance Project Strategic Planning – Don Weigand - Progress continues to be slow. At this time, final revisions and re-submittal of the permit request to LDOT and SFWMD will be accomplished by early next week. It is anticipated that completing the permitting phase will take another 45-60 days. Concurrent with this, the construction proposals will be reviewed, project construction cost identified, and a formal review scheduled with the BOD to review funding requirements. The Smith property landscaping was completed on Sept. 2nd.

Pine Island Expansion -Strategic Planning - Tom Mitchell - Pine Island Expansion –Strategic Planning - Tom Mitchell - The committee met on September 20th, along with representatives from the Landscaping, Roads & Drainage, and Security committees, to review the document submitted by the FDOT on the condemnation of our property. The assessment of our property was approximately \$240,000.00. The county included an additional \$78,000.00 incentive to accept the proposal by December. The committee felt that the work that needs to be done to adapt and repair our property for the Pine Island expansion may be

able to be completed with the amount that has been offered. However further investigation by the committee is needed before the offer is accepted. The issue of providing access to Realmark's property adjacent to Royal Tee Blvd. was also discussed. It remains to be determined if access to this property will be provided from the deceleration lane, or if we will need to provide for it. Further discussion included a lack of ample space for queuing vehicles into the community. The committee is looking at ways to mitigate the queuing problem by expanding the entrance to two lanes, one for residents and one for visitors, which would eliminate the need to move the keypad. The committee will meet with Lee County Planning and the FDOT to discuss the 2 lane entrance configuration.

Performance Bond: The expectation from Lee County Planning is that CNA Insurance company is ready to provide the necessary funds to complete the final uplift of Section C roads, remove the exotic plantings in the wetlands surrounding Section C and replace them with native plantings.

ARB-Gary Hanson No request were made during the month of September. Letters concerning the setback on Section C were sent to the members of the HOA. The letter outlined the issues and suggested a remedy. Discussion regarding Starwood Land Venture's approval, as declarant, took place. It was suggested that an earlier opinion from council stated that the declarant's approval was not necessary. This will be verified. ***Harry made a motion for the Board to approve the amendment, as written by the ARB, and that an appropriate letter be drafted by legal council to be forwarded to Starwood Land Venture. Barb seconded the motion. Motion carried 6-0***

Security-Jim Wheeler – The committee continues to meet and work with the Strategic Planning committee on the Pine Island Expansion project as well as the West Entrance project. Two gate remotes were sold this month. Several flyers and announcements were distributed to the community through the block captains.

Landscaping-Carol Dulik Well Quote Status, Quotes for Ditch Spraying – Specs for the well quotes were drawn up. The committee is procuring three quotes, which should be received next week. The valve box for the irrigation was moved to accommodate the new entrance. The committee met and worked on a 3-5 year plan for the community, as well as plans for street-scaping of Royal Tee Circle South, and mulching. The committee spoke with two companies regarding the spraying of the ditch. Both companies mentioned that a permit may be required, if there is runoff from the ditch into the Matlacha Pass. Company 1 submitted a proposal of \$350 for the initial treatment and \$150 for monthly treatments. Company 2 submitted a proposal of \$350 per month for treatments. The committee recommended to accept Company 1 (The Lake Doctor) for the work and that monthly spraying to maintain the ditches was advisable. ***Harry motioned that the Board accept the Landscaping Committee's recommendation for a 1 year contract with The Lake Doctor, for the maintenance of the ditch. Jerry seconded the motion. Motion carried 6-0.***

Roads/Drainage/Lighting-Doug Flenniken – No report was available. Issue of reporting street light outage was brought up by Bill. It was determined that the HOA pays a monthly maintenance fee, however LCEC does not perform any routine maintenance. All outages need to be reported to LCEC and can be done by phone or on their website. It was requested to have an email sent to the community informing of this. It was also requested to post on the website with a link to the LCEC website.

Other Discussion Topics - None

Adjournment – Harry motioned to adjourn the meeting. Barb seconded the motion. The meeting was adjourned at 8:55pm.

Respectfully Submitted,
Marie Hughes