

Clubsid Reserve at the Vineyards Condominium Association, Inc.
Board of Directors Meeting
April 5, 2010

Accepted May 3, 2010

Minutes from a Board of Directors/Owners meeting for Clubsid Reserve at the Vineyards Condominium Association, Inc. held on April 5, 2010 at 4:00 p.m. at the Clubsid Reserve Clubhouse, Naples, Florida.

DIRECTORS PRESENT: Jim Kelly, Ellen Watts, Al Taylor, and Pete Farley

DIRECTORS ABSENT: Woody Graebe

ALSO PRESENT: Robert Baugher, Association Manager from Southwest Property Management Corp. and twelve (12) members of the Association.

CALL TO ORDER: Proof of Due notice and a quorum was established. The meeting was called to order at 4:00 p.m. by Jim Kelly.

SECRETARY'S REPORT/APPROVAL OF PREVIOUS MINUTES:

Ellen Watts made a motion to dispense with the reading of the minutes of March 8, 2010 and accept them as written. Al Taylor seconded, and they were approved unanimously.

President's Report: – Jim Kelly reported that a tentative Board meeting schedule has been posted by the mailboxes; a Vineyard's meeting will be held on April 16; some members still have not submitted proof of insurance to Southwest Property Management; owners need to be aware that the Association must be notified of guest's using their units.

Treasurer's Report: – Al Taylor read the attached report.

Committee Reports:

Building Committee – Pete Farley read the attached report.

- **Pete Farley made a motion to have Southwest Property Maintenance paint the mail room for \$ 150. Ellen Watts seconded the motion and it passed unanimously.**
- **Pete Farley made a motion to contract with Palermo Pavers to clean and seal the pavers in front of the Clubhouse as well as the entrance to Clubsid for \$ 1,375. Ellen Watts seconded the motion and it passed unanimously.**
- **Pete Farley made a motion to contract with Bonness for Sealing our roadways not to exceed \$ 6,400. Ellen Watts seconded the motion and it passed unanimously.**
- **Pete Farley made a motion to contract with Chandelier Services LLC for \$ 2,940 to pressure wash the walkways and driveways in late October. Ellen Watts seconded the motion and it passed unanimously.**

CERT Committee –Ralph Webster reported that he has looked in to defibrillator purchase for clubhouse. Cost for install and training would be about \$2400. Operators should be re-certified every two years. The Board may re-visit the issue in the fall.

Gate Committee – Ellen Watts reported that the gates have been working very well.

Lake Committee – Jim Kelly reported that he has been in touch with PMP regarding maintenance. Carp and bass were restocked in 2008.

Landscape Committee – Jim Kelly read the attached report from Woody Graebe.

Pool and Spa Committee – Sam Facciolo reported that aside from a breaker tripping there have been no problems. The breaker trip may be due to a bad motor.

Social Committee – No Report.

Manager's Report: – Robert Baugher reported on collection of owner's proof of insurance and advised that 59 certificates have been received from 84 members.

OLD BUSINESS:

Cuban Tree Frogs – The Board has investigated the issue but has not received any viable suggestions. Two products are being looked at, Snake-Away and Iguana-Rid.

NEW BUSINESS:

Attorney Fees for dispute of Vineyards variance –

- **Jim Kelly made a motion to pay the Anthony Pires attorney \$13,500 bill disputing the Vineyards variance. Ellen Watts seconded and the motion was unanimously approved.**

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM
Association Manager

TREASURER'S REPORT - April 5, 2010

Coupon Books were sent out. A few were returned because they could not be forwarded. We sent out an e-mail notice to everyone that they should contact Southwest Property Management if they have not yet received the books.

The one unit that was not current with condo fees, and listed for sale, is under contract. Our attorney has been notified so they are alerted to prepare the necessary paperwork ensuring we receive all funds due the Association at or prior to settlement. We are due approximately \$6,308 in condo fees and \$2,036 in legal fees, plus interest, that will be calculated up to the as yet unknown settlement date.

Two CD's with RBC Bank will come due on April 3, 2010. We purchased them last April in part as a requirement to keep a balance to cover our line of credit we used for borrowing for our insurance bill. Since we no longer needed this line of credit, and RBC Bank has not been the easiest to deal with, it would be in our best interests to move the funds. Southwest Property Management has done some research on Banks and interest rates which will be used to determine the best place to invest these funds. There is a new bank, First National Bank of the Gulf Coast that is offering a rate of 2.16 % that they have been using.

Ultimately, we borrowed \$69,286 from our IberiaBank Reserve Account to pay our January/February Insurance bills. We paid \$20,000 back to ourselves in March, 2010. Depending on cash balances, we will pay some back each month until it is satisfied.

The bill from Anthony Pires, the attorney handling our Vineyards variance appeal, was received. The bill was reviewed by Clubside's Legal Review Committee. With the guidance they provided, we were able to meet with Attorney Pires and ultimately the final bill was adjusted down to \$13,500. Total cost of our appeal will be \$19,905. I propose that we approve payment of this final bill.

As of April 2, 2010, the following balances are in our accounts:

(1) Operating Accounts: IberiaBank			
(a) Checking Account Balance	(.5%)		\$ 45,358.44
(b) Money Market Fund Balance	(1.5%)		<u>\$ 31,793.10</u>
		Total Operating	\$ 77,151.54
(2) Reserve Accounts:			
(a) Money Market Balance Iberia	(1.5%)		\$ 110,938.71
(b) Savings Account at Bank of Naples	(1.98%)		\$ 247,485.06
(c) CD's			
RBC Bank	1.9% due	4/03/10	\$ 32,441.16
RBC Bank	1.9% due	4/03/10	<u>\$ 15,143.16</u>
		Total Reserves	\$ 406,008.09

Al Taylor
Treasurer

Building Committee Report - April 5, 2010

The Building Committee Report is as follows:

- On March 13th the Building did a walk around of Clubside. Our buildings are in good shape. We identified some electrical covers, which will be replaced very shortly.
- We have contracted with Built Well Fence who will be installing the lockable fence around the pool equipment this week. The permit has been issued.
- The new SPA clock has been installed per county specs.
- The two Clubhouse clocks have been replaced since neither were working even after the batteries were replaced.
- The breaker panel box, which is inside the white pool equipment locker, has been upgraded.
- Some of the swales and a couple of corners of driveways are being fixed.
- Mail Room: We received 3 bids to paint the mailroom ranging from \$ 150 to \$ 200. We are recommending Southwest Property Maintenance do it for \$ 150. If all goes well, we anticipate them being here on Tuesday afternoon to wash everything and will be back Wednesday afternoon to paint. The floor will be done last. At which point the mail room will be closed off until Thursday AM.
- Sealing Pavers: We had bids on sealing the pavers ranging from \$ 1,375 to \$ 1,800. We are recommending to the Board to contract with Palermo Pavers to clean and seal the pavers in front of the Clubhouse as well as the entrance to Clubside for \$ 1,375. This is anticipated to be done in the next couple of weeks. One side of the entrance will be done one day, then the other the following day.
- Sealing Roadway: We have talked about sealing our roadways over the last several months. We have obtained bids from bids ranging Bonness and Baines ranging from \$ 6,300 to \$ 6,400. Both companies are excellent. We are negotiating the price but would like the Board to approve expenditure not to exceed \$ 6,400 for Sealing our roads and 4 parking areas. We are anticipating this to be done the beginning of May. This means ½ the road will be done one day and can't be driven on, then the other ½ of the road will be done the following day.
- Pressure Washing walkways and driveways: We obtained bids from \$ 2,940 to \$ 3,780. We would like to recommend to contract with Chandelier Services LLC for \$ 2,940 to pressure wash the walkways and driveways in late October.
- Skylight: We have had another skylight go which will be replaced bringing the total to 11.

Respectfully submitted,

The Building Committee

Pete Farley, Chairman; Ellen Watts, Co-chair; Sam Facciolo; John Gist; John Jackson; Eileen McDermott; Jim McDermott; Don Sartore; Carmine Schembri

The gate has been working well.

Ellen Watts, Gate Committee Chair

Landscape Committee Report - April 2010

On March 20th I met with Ellen Watts and Peter Farley in connection with shrub trimming around the pool heating equipment so that the required fencing can be installed.

On March 22nd I received an email from Sheila Faragher, Vineyards Realty, requesting that I have the oak tree behind unit 903 trimmed at the request of a potential buyer for that unit. I responded by telling her that the oak tree was actually on Bellerive property and the concern was not ours at Clubside Reserve.

On March 22nd I called and spoke with Aaron Juarez and asked that he meet me at the clubhouse which he did on March 23rd at 10:00am. I gave him the schematic which was drawn by Peter Farley in connection with the fencing around the pool equipment. Aaron said he could do it in two weeks which is OK since the fencing contractor indicated the permit alone would take several weeks.

On March 25th I received an email from committee member Nancy Matia in connection with a staked bougainvillea tree that she felt was whipping around quite a bit in the wind. I took a look at it. My feeling is that there is play in it but that is not unusual for staked trees. I'll have Aaron look at it when he returns from his vacation.

Woody Graebe, Landscape Committee Chair