

Clubside Reserve at the Vineyards Condominium Association, Inc.
Board of Directors Meeting
February 07, 2011

Accepted March 7, 2011

Minutes from a Board of Directors/Owners meeting for Clubside Reserve at the Vineyards Condominium Association, Inc. held on February 7, 2011 at 4:00 p.m. at the Clubside Reserve Clubhouse, Naples, Florida.

DIRECTORS PRESENT: Ellen Watts, Woody Graebe, Sam Facciolo, Joe Killion, and Dick Casey

DIRECTORS ABSENT: None

ALSO PRESENT: Robert Baugher, Association Manager from Southwest Property Management Corp. and nine (9) members of the Association.

CALL TO ORDER: Proof of due notice and a quorum were established. The meeting was called to order at 4:00 p.m. by Ellen Watts.

SECRETARY'S REPORT/APPROVAL OF PREVIOUS MINUTES:

Woody Graebe made a motion to dispense with the reading of the minutes of January 10, 2011 and accept them as written. Dick Casey seconded, and they were approved unanimously.

Ellen Watts made a motion to accept the minutes from the origination meeting on February 3, 2011.

Woody Graebe seconded, and they were approved unanimously.

Treasurer's Report: – No report at this time.

Committee Reports: None at this time.

NEW BUSINESS:

Request by a unit owner for Solartube in kitchen – The unit owner of unit #1503 submitted a request for a Solartube system. Discussion. The application was incomplete. The Board may require an engineering review and agreement drafted by Association attorney. More information is needed before the Building Committee and the Board can approve the application. It will then need to be sent to the VCA for approval. Robert Baugher will advise the unit owner in writing that they are not to begin construction until they receive approval from the Board.

Committee Chairs - Ellen Watts proposed committees, chairs, and co-chairs as follows:

Buildings/Pool & Spa: Sam Facciolo

Gate: Ellen Watts

Finance/Insurance: Sam Facciolo/ Woody Graebe

Lakes/Fountain: Jim Kelly

Landscaping: Dick Casey

Social: Claudette Casey and Gloria Taylor

CERT: Ralph Webster

Legal Advisory Group: Ken Bloom, Charles Lewis and Paul Matia

Woody Graebe seconded the motion and the Board unanimously approved.

Bank signers – Woody Graebe made a motion that all Board Members shall be signers on all bank accounts and two signatures shall be required, by Southwest Property Management, for all checks. Dick Casey seconded and the motion was passed unanimously.

Future meetings - Regular Board meetings will be scheduled the first Monday of each month at 4:00pm at the clubhouse.

OLD BUSINESS: None at this time.

OWNER COMMENTS: An owner reported that there may be critters in the attic of his building. Ellen Watts will contact Pest Eliminator.

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 5:00 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM
Association Manager