

**Clubside Reserve at the Vineyards Condominium Association, Inc.**  
**Board of Directors Meeting**  
**March 7, 2011**

**Accepted April 11, 2011**

Minutes from a Board of Directors/Owners meeting for Clubside Reserve at the Vineyards Condominium Association, Inc. held on March 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 fifteen (15) 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 February 7, 2011 and accept them as written. Dick Casey seconded, and the minutes were approved unanimously.

Manager's Report: Robert Baugher explained that Florida now requires a signed certification form from each newly elected director. Southwest Property Management has requested the forms from all Board members where staggered terms exist, such as Clubside.

**Treasurer's Report:** – Sam Facciolo read the attached report and discussed financial review requirements. Sam Facciolo made a motion to hire Geoffrey Knuckols, CPA to complete a 2010 audit. Woody Graebe seconded and the motion was unanimously approved.

**Committee Reports:**

Woody Graebe made a motion to appoint Dick Casey and Woody Graebe to the Landscape Committee and Woody Graebe to the CERT committee. Sam Facciolo seconded and the Board unanimously approved.

**Pool/Spa Committee:** Sam Facciolo read the attached report.

**Building Committee:** Sam Facciolo presented the attached report. Sam Facciolo made a motion to hire Clear Choice again to clean dry vents. Woody Graebe seconded and the Board unanimously approved.

**Gate Committee:** Ellen Watts reported that the gates have been working fine.

**Lake Committee:** Jim Kelley read the attached report.

**Landscape Committee:** Dick Casey read the attached report

**Social Committee:** Dick Casey read the attached report presented by the Social Committee.

**NEW BUSINESS:**

**Cable TV:** Jim Kelly reported that there is no Vineyards bulk contract but there are individual contracts with each Association. Vineyards may ask to negotiate a new bulk contract on behalf of the Associations. No action was taken on this item.

**Swale water issue:** Storm drain may need to be added and the Board is getting additional information. No action was taken on this item.

**OLD BUSINESS:**

**Architectural Modifications:**

**Solatube request:** Sam Facciolo presented the attached proposed guidelines for Solatube installation. Lengthy discussion and numerous objections. Joe Killion and Ellen Watts will speak to the requesting owner about the objections of the members. No action was taken at this time on the guidelines.

**Request for enclosing lanai with glass sliders on unit 1402:** Joe Killion made a motion to approve a request to enclose a lanai with glass sliders. Dick Casey seconded. Unanimously approved. The application will be passed on to the VCA for their approval.

**OWNER COMMENTS:** A suggestion was made that the Social Committee take on the task of welcoming new residents and post their info on the bulletin board with their permission.

**ADJOURNMENT:**

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

Respectfully submitted,

Robert A. Baugher, PCAM  
Association Manager