

Clubside Reserve at the Vineyards Condominium Association, Inc.
Board of Directors Meeting
May 5, 2011

Accepted September 26, 2011

Minutes from a Board of Directors/Owners meeting for Clubside Reserve at the Vineyards Condominium Association, Inc. held on May 5, 2011 at 3:00 pm at the Clubside Reserve Clubhouse, Naples, Florida.

DIRECTORS PRESENT: Ellen Watts, Woody Graebe, Sam Facciolo

DIRECTORS ABSENT: Joe Killion and Dick Casey

ALSO PRESENT: Robert Baugher, Association Manager from Southwest Property Management Corp. and thirty (30) 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 pm. by Ellen Watts. Ellen asked members to limit their comments to three minutes.

SECRETARY'S REPORT/APPROVAL OF PREVIOUS MINUTES:

Woody Graebe made a motion to dispense with the reading of the minutes of April 11, 2011 and accept them as written. Dick Casey seconded, and the minutes were approved unanimously.

Manager's Report: Robert Baugher explained that two parking violations are still pending. The Board unanimously decided to proceed with a demand letter from the attorney for unit #202.

Treasurer's Report: – Sam Facciolo said the April financials are not available but reported on the March financials and submitted the attached report.

Committee Reports:

Building Committee: Sam Facciolo read the attached report

Gate Committee: Ellen Watts reported that the gates need a new clutch and it will cost about \$1000.

Lake Committee: Jim Kelley reported that not much has changed and is waiting on the state to approve carp stocking of the lakes. The committee is also looking in to preventative methods to slow entry of runoff fertilizer.

Landscape Committee: Woody Graebe presented a landscape report and walked the property with the landscaper on April 18. He asked owners to pickup after the dogs and to have them pee on the pavement if possible. Discussion. Cuban tree frog and Iguana Rid is not working and will be discontinued. Discussion of landscape maintenance and building painting.

Social Committee: Gloria Taylor read the attached report.

NEW BUSINESS:

Sam Facciolo made a motion to approve Accent Floors proposal to repair the walkway entrance at clubhouse. Woody seconded the motion and approval was unanimous.

OLD BUSINESS:

Painting: Ellen Watts reported that the Board has received a lot of input regarding color change of the buildings with various colors being suggested and some recommending no change. The Association attorney has advised that 2/3 approval of all owners would be required for a color change, as it would be a material alteration. In addition, a color change might cost significantly more because an additional coat of paint would be required to cover the old color. The Building Committee has recommended no color change. Florida Painters and Sherwin-Williams have been chosen by the Board and the contract has been signed. Sam Facciolo reported on the financial impact of a color change and warned that roof replacement Reserve is probably underfunded. Carole Graebe argued that a color change did not necessarily have to be more expensive and the Board should look to the future and felt that the Owners should not have to approve the color change. Lengthy discussion. Ellen Watts made a motion that the April 11, 2011 Board resolution to approve Florida Painters be confirmed and the Board agreed unanimously.

OWNER COMMENTS and OTHER BUSINESS: None at this time.

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 4:15 pm.

Respectfully submitted,

Robert A. Baugher, PCAM
Association Manager