

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

Minutes from a Board of Directors/Owners meeting for Clubside Reserve at the Vineyards Condominium Association, Inc. held on August 5, 2011 at 11:00 am at Southwest Property Management, Naples, Florida.

DIRECTORS PRESENT: **In Person:** Woody Graebe, Dick Casey, Don Bucknam
By Phone: Sam Facciolo, Ellen Watts

DIRECTORS ABSENT: None.

ALSO PRESENT: Robert Baugher, Association Manager from Southwest Property Management Corp. and eight (8) members of the Association.

CALL TO ORDER: Proof of due notice and a quorum were established. The meeting was called to order at 11:00 a.m. by Ellen Watts.

SECRETARY'S REPORT/APPROVAL OF PREVIOUS MINUTES: No report at this time.

NEW BUSINESS:

Document Violations:

Ellen explained that there are two current violations to be discussed and an opinion from attorney regarding the painting of walkways at #1603 and #1702.

Ellen Watts explained that the walkway painting violations at #1603 and #1702 should be addressed separately from other violations and that the Board intends to consider guidelines for the stored pots, exterior decorations, and painted "stoops" in the fall. "Stoops" were defined as the concrete area immediately adjacent to the unit doorways.

Ellen Watts reminded that the #1803 walkway has been painted beyond the stoop as well. The manager will send a violation notice.

Don Bucknam read a draft letter to the owners of #1603 and #1702 that would serve as a 2nd notice of violation for painting the walkways. Sam Facciolo made a motion to send the letters and Don Bucknam seconded. Discussion. Woody Graebe objected to the letters and each Board member expressed their opinion. Owner opinions were requested and received. After lengthy discussion the motion and second were withdrawn.

Don Bucknam made a motion to require the sidewalks at #1603, #1702, and #1803 be restored to their original condition, with the Association paying 50% of the cost. Ellen Watts will prepare an agreement on behalf of the board with the specific costs and details and submit it to the parties involved along with the letters. Sam Facciolo seconded. The motion passed by a 3-2 vote with Graebe and Casey opposed.

Don Bucknam read a draft letter (attached) to be sent by the Board to all owners regarding violations for exterior modifications, guidelines for exterior modifications, personal exterior items, and the painting scheduled to begin October 2011. Owners will have 30 days to correct violations at their own expense. Don Bucknam made a motion to send the letter to owners of Clubside Reserve and Woody Graebe seconded. Discussion. Any current or future requests for exterior modification will be deferred until the Board considers guidelines in the fall. The Board unanimously approved the mailing.

OLD BUSINESS: None at this time.

OWNER COMMENTS and OTHER BUSINESS:

Dick Casey asked if the exterior rock lights and wiring could be removed before the painting. Sam Facciolo will follow up.

ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:45 am.

Respectfully submitted,

Robert A. Baugher, PCAM
Association Manager

August 5 ,2011

Dear Owners:

All unit owners must remember to apply for and receive approval prior to beginning an alteration.

The Board is dealing with sins of the past and are trying to bring everything back in line.

The Board has asked the Building and Landscaping Committees to put together guidelines on several issues. We anticipate adopting these guidelines in late September.

Please put all requests and/or issues in writing to the Board for the appropriate committee to address. If appropriate, the committee will make recommendations to the Board for approval.

Owners are requested by the CERT Committee and the Board to make sure they have nothing outside that could become a missile and cause damage to any Clubside property. We cannot leave these until the 11th hour. There is too much to do when a hurricane is heading our way.

All unit owners must make sure there is nothing attached to the building – if there is they must be removed by October 10. After that date all items attached to the building will be removed for painting. No items will be allowed to be attached or affixed to the buildings in any way after the painting.

The painting contractor is scheduled to begin at Clubside with the preparation and then the painting on October 17, 2011.

The board wants to make sure everyone understands it is our duty to enforce our documents. All modifications must have prior approval. If you receive a violation letter, you will have 30 days to restore the violation to its original state at your expense.

Sincerely,

The Board of Directors
Ellen Watts, Woody Graebe, Don Bucknam,
Sam Facciolo and Dick Casey