

VARSITY LAKES OWNERS' ASSOCIATION, INC.

Board of Directors Meeting - Minutes

Tuesday, September 13, 2011 at 6:00pm
Held at the East County Regional Library
881 Gunnery Road
Lehigh Acres, FL 33971

CALL TO ORDER:

The meeting was called to order at 6:08pm by President Rich Kelley. Present to constitute a quorum were Rich Kelley, Brent Barkway, and Gary Nelson. Carl Lorenzini represented Sentry Management.

APPROVE PRIOR MINUTES:

A motion was made by Rich Kelley and was seconded by Gary Nelson to approve the Minutes from the Board Meeting of August 15, 2011.

Rich Kelley: In Favor Gil Baran: Absent Brent Barkway: In Favor Gary Nelson: In Favor

TREASURER'S REPORT:

Report was given by Carl Lorenzini as of end of August 2011

PRESIDENT'S COMMENTS:

- A motion was made by Rich Kelley and was seconded by Gary Nelson to post a prominent sign by the gate island that says "NO PARKING ON SWALES".
Rich Kelley: In Favor Gil Baran: Absent Brent Barkway: In Favor Gary Nelson: In Favor
- Rich mentioned a new owner not paying their association fees because according to Sentry Management they were not the owner of record. This happened because their warranty deed wasn't updated with Sentry Management from the attorney's office. The solution to that will be that Carl Lorenzini will confirm owners of record on www.leepa.org with the delinquent owner accounts.
- The community yard sales will proceed as prior years. Their will be one in November (2nd week) and one in May (before Mother's Day).

COMMITTEE REPORTS:

- Architectural Review Board (ARB): No new applications this month. Annabelle Martin gave the color chart to Don Guaetta to place on the VLOA website.
- Entry Gate: N/A

OLD BUSINESS:

- Update on Preserve and SFWMD: John Stark (John Stark Environmental Services) updated the Board. John did the walk through inspection with SFWMD through the Preserve. VLOA passed the inspection.

NEW BUSINESS:

- Appointment of Harry Jordan: A motion was made by Rich Kelley and was seconded by Gary Nelson to appoint Harry Jordan to the VLOA Board of Directors as a director.
Rich Kelley: In Favor Gil Baran: Absent Brent Barkway: In Favor Gary Nelson: In Favor
Harry Jordan after his appointment to the Board, joined the Board for the rest of the meeting.
- Torn Grass and Stone Boulders: Discussed putting large stone pavers by all 3 mail box areas to discourage residents parking on grass area and tearing up the grass. Eugene Kelley is working on a quote. There were also suggestions of planting shrubs there or maybe adding a concrete curb. We have to look and see if there are county restrictions in doing so.

- Landscaping Estimate: John Stark (John Stark Environmental Services) presented a proposal to the Board to add landscaping (shrubs, trees, plants, and mulch) to 3 areas of the community (mail box areas, the cul-de-sacs, and the pump station area). The proposal totaled \$18,556. The Board would like to have 3 quotes before making a decision. Also, John Stark was asked to submit an annual estimate on what the upkeep of those landscaped areas would cost. He agreed to do so.
- Cracks on Asphalt – Needs Sealing: Discussed the sealing of the community roads that were paved by D & G Sealcoating and Striping, Inc. The paving and sealing was all part of the approved project. Carl Lorenzini will ensure that there are monies in the reserve in the amount of \$34,725.00 to cover the sealing. At the next Board Meeting, the Board will vote to get the roads sealed this upcoming Spring when we are out of ‘rain season’.

BOARD MEMBER COMMENTS:

- Harry Jordan addressed having residents edge their sidewalks. If the residents have potential violation issues, they should contact the Board members. Once confirmed, the Board members will contact Carl Lorenzini at Sentry to send out ‘Request for Action Violation Letters’.
- Harry Jordan discussed moving the bus stop. However, it cannot be done at this point. The Board would have to contact the county and discuss the process with them.
- Harry Jordan discussed adding an additional \$50 administration fee for gate repairs. A suggestion by a homeowner was to maybe increase the minimum \$250 fee to \$500 to help discourage gate damage and help recapture cost. The suggestion was made to contact the attorney’s office to find out if VLOA can legally collect it. Another suggestion by a homeowner was made to upgrade the entry gate surveillance camera system.

HOMEOWNER COMMENTS:

- Discussed illuminating the community gate entrance area.
- Discussed speeding vehicles and loud motorcycles within the community.
- Discussed writing up ‘Proper Parking Procedures’ and putting it in the community newsletter.
- Discussed the length of time the water in the swales takes to drain. It should drain in 3 to 5 days.

NEXT MEETING DATE:

The meeting date has not been scheduled yet. We are looking to have the Budget Meeting directly followed by the Annual Meeting during the last week of October 2011. It will be at 6pm and held at the East County Regional Library located at 881 Gunnery Road, Lehigh Acres, FL 33971.

ADJOURNMENT:

A motion was made by Rich Kelley and was seconded by Brent Barkway to adjourn the meeting at 7:50pm. The motion carried unanimously.

Respectfully submitted by Carl Lorenzini, CAM