

Board Meeting Minutes
October 9, 2009

The meeting of the board of directors for Villas I was held on October 9, 2009 at 1:00 PM, located at the Clubhouse in the Garden Room, Fort Myers, FL. Directors in attendance were Diane Rizzo, Carol Lebel, Shirley Buschman and Richard Easton. Ruth Konkowski was present via phone. Dixie Cory, CAM represented management.

Ms Rizzo called the meeting to order and sated a quorum of the board was present.

Owners Comments: Comments made by the owners were; trimming of the coconut trees, landscaping issues, request a reduction in the cost of vendor to reduce the budget, a consistence color for all driveways, stucco repair needed on the bay window, crack on a patio wall and the full time residence feel neglected in the summer. Ms. Rizzo asked the owners to fill out a maintenance request for any repairs needed. Ms. Rizzo asked for volunteers to be on the landscaping committee to address their issue with Grounds Master. The committee members are, Ken White, Molly, Helen Obidinski and Sue Rudnicki. Management will call to set up a time for committee to meet with the landscaper.

Motion was made by Ruth Konkowski and second by Richard Easton to amend the agenda to approve the minutes from April, 17, 2009, the motion passed unanimously.

Motion was made by Carol Lebel and second by Shirley Buschman to discuss new business item unit #13418 at the closed meeting under legal, the motion passed unanimously.

Old Business: Motion was made by Richard Easton and second by Shirley Buschman to approve the minutes from April 17, 2009 as stated, the motion passed unanimously. **Managers report;** was given to all board members to read. **Rescind motion on Mahogany trees;** Motion was made by Ruth Konkowski and second by Carol Lebel to rescind motion to remove the Mahogany trees, the motion passed unanimously. **Driveway update:** Richard Easton gave an update on the driveway repairs stating that 3 proposals were given. Cory Concrete did a sample crack repair, the board then approved his proposal to do all the driveways. Richard stated that Cory did a good job on the repairs and we knew going in that the repairs would look bad, what we need now is conformity in color. Richard asked for volunteers to form a committee to look into what finishes may be used on the driveways and what colors. Shirley Buschman, John Wilson, Roberta Findley, and Ken White will be the committee members. Management will contact Cory to meet with the committee.

New Business: Owners letter unit #13426, the owner stated that her daughter came and power washed the area. This unit has decking installed on a portion of the patio and water is pooling in one area, the board will have PME take a few board off to see what is underneath to make sure water is not causing damage. The owner does not want to pour concrete in this area is there are rocks underneath. **Audit for 2008:** Ms. Cory stated that P&M attended a seminar given by Stroemer Certified Public Accountants, said firm has offered a discounted rate for associations who have the required audit done before 2010, the reviewed audit will cost approximately \$4000.00 and you will see this amount on this year's budget.

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Board Resolution of CNL Bank: Diane Rizzo stated that P&M Management changed banking affiliation from Colonial bank to CNL bank. Motion was made by Ruth Konkowski and seconded by Richard Easton to sign the bank resolution with CNL bank, the motion passed unanimously. **Board Resolution on Proposed Amendment (Article 3.1 and Restated By-Laws:** Motion was made by Richard Easton and seconded by Ruth Konkowski to approve the vote of the member to vote approve 2 year staggered term of office for the board of directors, the motion passed unanimously. **Pool update;** Carol Lebel gave an update on the pool committee stating that the pool committee is getting bids to resurface the pool interior and bring the pool up to code in accordance with the Health Department. A new ladder and non skid tile on the steps will be required. The pool committee member are; Carol Lebel, Roberta Findley, Jack Ziegler and John Rousseau.

Meeting adjourned at 2:30 PM

Respectfully submitted by Dixie Cory, CAM