

Board Meeting Minutes  
January 9, 2009

The meeting of the board of directors for Villas I was held on January 9, 2009 at 10:00 AM located at the Clubhouse, East Room, and Fort Myers, FL. Directors in attendance were Diane Rizzo, Ruth Konkowski, Carol Lebel, and Richard Easton. Sherrill Cornett was absent. Dixie Cory, CAM represented management.

By proper motion Mr. Easton first and Ms. Konkowski second so moved to approve the December 5, 2008 minutes as stated, the motion passed unanimously.

The committee on rental applications met on December 11, 2008. The committee members were Ruth Konkowski, Carol Lebel, Lee Johnson and John Wilson. Ms. Konkowski read the committee's recommendation to change the language of Article 12 of the Rules and Regulations. By proper motion Mr. Easton first and Ms. Konkowski second so moved to approve the new language to Article 12 of the Rules and Regulations to include rental application and fees are required for a first time rental. Repeat renters will sent in the application but not have to pay the fee. The revision will be mailed to all owners with the second mailing of the annual meeting. The motion passed unanimously. Unit # 13444 asked the board to consider allowing an annual rental to have a pet. By proper motion Ms. Konkowski first and Ms. Lebel second so moved to allow an annual tenant to have a pet 25 pounds or less with board approval, the committee will come up proper language change to the rules and regulations. The motion passed unanimously. By proper motion Mr. Easton first and Ms. Konkowski second so moved to approve the lease of unit #13394 subject to the receipt of the \$75.00 application fee. The motion passed unanimously. Discussion was made on unit #13362 who did not send a rental application or application fee. By proper motion Mr. Konkowski first and Ms. Lebel second so moved to have Management the call owner and follow up with a letter stating that the fee and application must be paid by January 31, 2009. The motion passed unanimously.

Discussion was made the cracks in the driveways. A committee of Richard Easton and Paul Bushman will met with Queenslander to determine what driveways need to be repaired. This will be tabled for next meeting.

Discussion was made on the bids for cleaning the dryer vents. By proper motion Ms. Lebel first and Ms. Konkowski second so moved to have management contact Lintaway to request that they match the bid by Lint Out in the amount of \$1118, notify of date the vents will be cleaned and notify each owner after the vents were cleaned. The motion passed unanimously.

Discussion was made on cleaning the gutters. One bid was given by PME; the board was not satisfied when they cleaned the gutters last year. Management will get further bids for vacuuming the gutter clean. This was tabled for the next meeting.

By proper motion Mr. Easton first and Mrs. Konkowski second so moved to approve the bid to trim the Mahoney trees by Twin Palms Tree Service at \$140 each. Management will check to see if there are 3 or 4 trees. The motion passed unanimously.

By proper motion Ms. Lebel first and Mr. Easton second so moved to approve posting a sign up sheet on the bulletin board for any owner who would like to purchase the same exterior lights for their lanai. The motion passed unanimously.

With no further business before the board Ms. Lebel first and Mr. Easton second so moved to adjourn. The meeting adjourned at 11:40 AM.