

Villas I of Cross Creek Condominium ASSOCIATION, INC.

Board Meeting Minutes April 9, 2010

The meeting of the board of directors for Villas I was held on April 9, 2010 at 2:00 PM, located at the Clubhouse in the East Room, Fort Myers, FL. Directors in attendance were Diane Rizzo, Ruth Konkowski, Richard Easton, and Carol Lebel. Shirley Buschman was in attendance via conference phone. Dixie Cory, CAM represented management.

Call meeting to order/establish a quorum: Ms Rizzo called the meeting to order at 2:00 PM and stated a quorum of the board was present. A quorum was established with five board members present.

Approve minutes from March 12, 2010: Motion was made by Ms. Konkowski and seconded by Ms. Lebel to approve the March 12, 2009 minutes as stated. The motion carried.

Motion was made by Ms. Konkowski and second by Ms. Lebel to amend the agenda to include discussion on reimbursement for gutters and pool update.

Old Business:

- (i) **Irrigation:** Ms. Rizzo stated that Kevin from Grounds Master has been behind and has not charged the association for the months of January, February and March. He will begin to get caught up this month.
- (ii) **Landscaping:** Discussion was made on the landscaping and new bushes will be planted at units 13426, 13428 and 13414. Due to the heavy frost this year it has affected the ability to purchase a good quality of plants. The new plantings will be deferred until the rainy season is over. Richard stated that we have lost several palm tree because of the long cold winter and the fungus that was spreading through our palms. Kevin said that a lot of the trees were frozen, the center of the trees were mush. We will need to decide which stumps will need to be removed to plant and where we will want to plant palm trees. Kevin suggested we plant Fox Tail palms because Royal Palms are too large and the equipment needed to plant them is not conducive for our area. Richard sent a letter to the Master Association requesting action on the erosion of our lakes. The Master Association stated that most of the lakes have the same problem. They discussed it at their board meeting, but have not given us a response. The letter to the Master Association will be attached to said minutes.
- (iii) **Wood rot:** Ms. Rizzo stated that Tim Scott has not begun the wood rot project. Tim came up with a plan to do several building at a time then be reimbursed for said work. He was to begin at units 13462, 13460 and 13464. Motion was made by Ms. Konkowski and second by Mr. Easton to seek another bid for the wood rot project and see if Tim Scott can still begin the work soon. The motion carried.
- (iv) **Legal:** Ms. Rizzo stated that she and management meet with Kevin Miller of Becker & Poliakoff on the pending foreclosure matter. Kevin stated the best strategy is to be patient and wait to see what the bank will do at the next scheduled hearing on April 30th. The board will then decide how to move forward. Huff Insurance responded to our letter in regard to the refund of approximately \$5,000 from

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American Keystone Insurance that went liquid. The Department of Rehabilitation handles said refund and we will have to wait on them.

(v) **Gutters:** A motion was made by Ms. Konkowski and seconded by Ms Rizzo to approve the reimbursement to Richard Easton, \$305; Ed Oczkowski \$300; and Ken White \$305, who installed new gutters on their units. The motion carried. Richard abstained from voting.

(vi) **Pool:** : Ms. Rizzo stated that the leak was repaired in a timely manner and the auto fill pipe had a break in it and was repaired as well.

New Business:

(a) **Social committee:** Doris Wilson stated that the committee members are Doris Wilson, Roberta Findley, and Richard Ford. Helen Obidinski has resigned from the committee. Doris stated that if anyone has a function that they would like to please bring it to the committee.

(b) **Driveway sealing:** Ms. Konkowski stated the roadway is in need of attention. Bids will be obtained for replacement and also to have chip and seal done this time instead of just the seal. Management will follow up on this.

Adjournment: With no further business before the board the meeting adjourned at 3:40 PM.