

Board Meeting Minutes  
November 9, 2010

The meeting of the board of directors for Villas I was held on November 9, 2010 at 9:00 AM, located at the Clubhouse. Directors in attendance were Diane Rizzo, Richard Easton, Shirley Buschman, Carol Lebel and Ruth Konkowski. Dixie Cory, CAM represented management.

**Call meeting to order/establish a quorum:** Ms Rizzo called the meeting to order at 9:05 AM., and stated a quorum of the board was present.

**Approve minutes from November 5, 2010:** Richard read the minutes from November 5, 2010. Motion was made by Richard Easton and seconded by Carol Lebel to approve the minutes as read, the motion carried.

**Committee reports**

**Buildings:** Diane read the building report from Bill Stringer stating that the common lights at the pool and landscape cul-de-sac are in need of replacement. Bill provided pictures of suggested light fixtures that would enhance the existing garage lights. It was noted that the wiring will need to be updated in the cul-de-sac area and we probably should add lighting in the area of the mail boxes as well. A motion was made by Carol Lebel and seconded by Ruth Konkowski to approve the expenditure of a capital expense to update the lighting in the common area of the pool and cul-de-sac; the motion carried. Ruth Konkowski will contact Chris from Hidden Technology to get his suggestion on the best light fixtures and what needs to be done to upgrade the wiring. The unit owner at 13448 stated that his garage light did not have a ground wire. The association will ask Hidden Technology to fix this problem as well.

**Landscaping:** Report was made by Bruce Cohen and appointed committee member Dan Crowell stating that the landscaping committee will look at what type of trees and how many will needed to replace the ones that we have lost. They will draw up a set of guide lines for plantings at each unit and also for the areas around the mailbox and lampposts. The committee hopes to submit their report to the board at the annual meeting. The committee will meet with Kevin from Grounds Master to help them draw up a set of recommendations.

**Foreclosure:** Ruth Konkowski gave a report on the procedure for a bank foreclosure stating that the bank files a complaint and the owner may or may not file an answer; the bank will ask for a default. The Bank needs to prove ownership to proceed with the foreclosure and once that is done the court will file a Summary Judgment on the owner. After much discussion a motion about the need for such a committee a motion was made by Carol Label and seconded by Shirley Buschman to not have a Foreclosure Committee

**Old Business:**

**Gutter update 13364:** Discussion was made on the request from owner 13364 to install a new screen enclosure and gutters on his unit and the unit 13362 that is adjacent to his. The board believes they should pay the part of the bill for the expense for new gutters on both units. A motion was made by Richard Easton and seconded by Ruth Konkowski to approve an allocation by the association of \$1000.00 to cover the cost of installing new gutters on the two units. The rest of the cost is to be assumed by the unit owner at 13364. The project will involve installing a new screen enclosure, a new screen door and new 7" gutters so that they will meet Lee County code The owner is to obtain written permission from the owner of 13362 for the project and give it to the association. Motion passed unanimously.

Page 2

**New Business:**

**Exterior lighting in common areas:** This was covered under the report from the building committee

**Paint request from unit 13396 of lanai:** Unit owner 13396 requested to have the lanai painted because this lanai is not enclosed and was not painted during the 2005 painting project. A motion was made by Ruth Konkowski and seconded by Diane Rizzo to approve \$246 be paid to the owners for painting the lanai; the motion carried.

**Winter hours at the pool:** Will remain the same as last year.

**Building cracks request of unit 13380:** A motion was made by Sherily Bushman and seconded by Richard Easton to repair the crack on the exterior of unit 13380; the motion carried.

**Membership of CAI:** A motion was made by Shirley Buschman and seconded by Richard Easton to approve \$114 to pay for one membership to CAI in order to allow the board to have access to their site that provides information on Condominium Associations in Lee County.

**Owners Comments:** None

**Adjournment:** Meeting adjourned at 10:20 AM

Respectfully submitted by Dixie Cory, CAM