

## Board Meeting Minutes

December 14, 2010

The meeting of the board of directors for Villas I was held on December 14<sup>th</sup> 2010 at 9:00 AM in the East Room of the Cross Creek Clubhouse. Directors in attendance were Diane Rizzo, Ruth Konkowski, Richard Easton, Shirley Buschman (via phone) and Carol Lebel. Dawn DeBonis CAM and Paul Sapp, CFPM, CAM represented management.

1. **Call meeting to order/establish a quorum:** Ms Rizzo called the meeting to order at 9:05 A.M., and stated a quorum of the board was established with all members in attendance
2. **Approve minutes from November 9<sup>th</sup> 2010:** Motion was made by Ms. Konkowski and seconded by Ms. Lebel to approve the minutes of November 9<sup>th</sup>, 2010 as presented; the motion carried.
3. **Committee Reports:**
  - a. **Pool:** Ms. Rizzo stated that we have a chair and a table that needs replacing. Ms. Rizzo stated that this can be handled by the Social Committee and she will refer it to them.
  - b. **Building:** Ms. Rizzo stated that Tim Scott has not completed the replacement of rotted wood on all of the buildings. The cost of the repairs will be more than the original bid, as there's more damage than expected. Ms. Rizzo will try to get an invoice before end of the year so it can be billed in 2010. Mr. Bill Stringer will have more to report on Stucco facing on buildings at the January meeting.
  - c. **Landscaping:** Mr. Bruce Cohen and Mr. Dan Crowell gave a very detailed report on the landscaping. Discussion ensued. It was agreed that they will continue to work with Kevin to develop a plan for the landscaping. They will include proposed costs for plants; some needed sod work and perhaps some irrigation repairs. Ms. Rizzo stated that owners are allowed to replace plants as long as the Board approves in advance. The replacement is to be done by Kevin so that the wiring and irrigation systems will not be damaged. Mr. Easton made a motion which was seconded by Ms. Konkowski to approve the report as presented (copy enclosed). The motion passed with a unanimous vote. Ms. Konkowski, Mr. Easton, and Mr. Stringer are working with Chris Burk of Hidden Technologies on a report to replace and update the lighting in Villas I.
4. **Old Business:**
  - a. **Exterior Lighting:** The presentation on exterior lighting and electrical work to be given by Hidden Technologies was postponed. A discussion took place on the extent of the electrical work to be done. Mr. Paul Sapp of P & M Management will secure bids for the electrical work from additional vendors. He will have the vendors contact Ms. Rizzo.
  - b. **Terminix:** When the wood rot was being replaced in Building 5, extensive termite damage was discovered. Terminix was contacted to do an inspection of the building and estimated the cost of treatment to be \$5,400.00 which is not in line with what we were charged for our other buildings. P & M will contact Terminix to determine if there estimate was in error. P & M will also secure bids from other vendors. The item is tabled until more information can be obtained.

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### P & M Property Management

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**5. New Business:**

**a. Direct T.V. Request:** Mr. James Jones is requesting a Direct T.V. satellite dish to be placed on common grounds. Discussion ensued. Since the Association Documents do not permit the placement of a satellite dish on common grounds, the documents will have to be changed before the request can be approved.

**b. Approve Acrylic Door:** Ms. Konkowski made a motion that was seconded by Mr. Easton to approve the request to install an acrylic door in unit 13444. The motion passed unanimously.

**6. Owners Comments:**

- 1.** An owner suggested that, rather than merely amending the documents to allow placement of a satellite dish, that we should review the complete set of documents to see what changes should be made in order to bring them up to date with our needs. Mr. Sapp stated that if the Board would wait until the summer months and create a Document Revision Committee that he can work with, he will go through the documents and make suggestions. This could save the Association up to \$2,000.00 in attorney fees. Ms. Rizzo asked for volunteers to work with Mr. Sapp. Bruce Cohen, Jody Fox, Shirley Buschman and Helen Obindenski agreed to serve on the committee.

- 2.** An Owner asked about using the Clubhouse for sports games and other activities which require Satellite T.V. After some discussion it was suggested that she speak to the Management of the Clubhouse.

- 3.** The next board meeting will be held on January 11, 2011 at 9 AM in the East Room of the Clubhouse.

**7. Adjournment:** With no further business before the board the meeting adjourned at 10:30 A.M.

Respectfully submitted by Dawn DeBonis CAM and Paul Sapp CFPM, CAM for the Board.

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