

VARSITY LAKES OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Monday, January 12, 2009 at 6:00PM
Lee County Library - 881 Gunnery Rd., Lehigh Acres, FL 33971

MINUTES

CALL TO ORDER & ESTABLISH QUORUM:

The meeting was called to order at 6:10 p.m. by President Annabelle Martin. Also present were Maria Borek, Gil Baran, Richard Kelly and April Dorber. Representing Sentry Management was John Shonak.

APPROVE PRIOR MINUTES:

Annabelle Martin tabled the approval of the prior minutes of December 1, 2008, because of issues to be corrected on them.

FINANCIAL REPORT:

Gil Baran gave the Treasurer's report for all bank accounts as of January 12, 2008.

Annabelle Martin made a motion; seconded by Maria Borek to approve the Financial Report. The motion passed unanimously.

OLD BUSINESS:

2009 Budget:

Hal Hodes questioned the COA 6151 Law Enforcement for \$12,000 in the 2009 Budget. He claimed that the community is not getting the value out of it. All the hours are not needed by the law enforcement officer. Annabelle Martin stated that she had spoke to the officer who patrols the front about this issue. She received no response. She also stated that two days per month were taken off the officer's schedule. Hal Hodes volunteered to get more input on this issue, including the Crime Analysis / Statistics Report. He will find out how often the report must be refreshed.

Hal Hodes questioned Madison Landscaping, Inc. increase in the 2009 Budget. Annabelle Martin stated Madison's landscaping contract has stayed the same. The increase was due to picking up trash in the community. It was noted their contract was lower than other contractors in the area.

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Towing:

Annabelle Martin gave a schedule to the Board in order to patrol the streets. Parking overnight has gotten out of hand. The new drivers at Expert Towing have stated that no board members be present when towing. It was noted when Expert Towing receives a

call, the Association is charged \$45.00 if the vehicle is not towed. Hal Hodes stated the Association should not be charged. After the second warning, the resident is responsible for the \$45.00 show up fee.

Miscellaneous Updates:

Direct Boring gave a proposal to bore for nine courts at \$350.00 per court or \$3,150.00 to put in the irrigation at the cue de sac. Worthington gave a proposal to connect, wire, etc. the irrigation zones at \$750.00 per court or \$6,750.00. The Board feels it is not a necessity at this point. More information is needed on the sod. Gil Baran stated the trees will take care of themselves. He will bring it up again in March / April and review the financial situation. The Board tabled the proposals until then.

Annabelle Martin announced the winners on the Christmas lights and Decorations. Laura and Jerry & Janice Weatherwax were the top winners. There were three honorable mention winners. It was suggested to put Christmas sign/posts up to mention past previous winners. This will be addressed again in the fall.

There is one new foreclosure on Varsity Circle. The Justin residence is overgrown with shrubby. Owners have volunteered to take care of this issue.

New Business:

Swale Cleaning:

The Board is waiting for proposals to clean the culverts. It was noted not to expect any monies from the developer to pay for the swale cleaning.

Landscape Rocks:

Gil Baran suggested transferring the rocks from the front to the children's park/ playground. However, Maria Borek stated the rocks are too sharp and jagged to put in the park, because of the risk of injury. Don Guaetta suggested using the rocks as a barrier. A committee was formed to see what adult activities, including a tennis court can be held in the park. Committee members are Gil Baran, Maria Borek, and April Dorber.

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ARB's

One ARB came in from Hal Hades to paint his house. The Board approved the request.

Violations:

Ten violations were received; most of them were for landscaping. Some of them were for power washing of the homes. Three of the homes were in foreclosure and nothing can be done. There was one violation for a loose dog.

Laura Harper is going to make an inspection tour tomorrow for violations, particularly for shutters on houses. All shutters were supposed to be down January 1, 2009. It was noted homes that have no house numbers are in violation with the fire department code or Lee County code.

Maria Borek will give three violations for lakeside owners who leave their chairs overnight or wrong location to Laura Harper. She will send violation letters to the owners.

Hal Hodes observed the service person from Lake Masters doing a spot maintenance treatment on the lake instead of a full treatment. Laura Harper will contact the contractor.

Don Guaetta stated he will contact SW Water Management on the abundant number of pepper plants on the property.

ADJOURNMENT:

It was motioned by Annabelle Martin to adjourn at 7:25 PM. The motion was seconded by April Dorber. The motion unanimously passed. The next Board of Directors meeting will be held on Monday, February 2, 2009

Submitted by John Shonak w/Sentry Management