

**VARSITY LAKES OWNERS' ASSOCIATION, INC.  
BOARD MEETING**

**Monday, January 4, 2010 at 6:00 p.m.  
Held at East County Regional Library located at  
881 Gunnery Road, Lehigh Acres, FL 33971**

**CALL TO ORDER:** The meeting was called to order at 6:10 pm by President Annabelle Martin. Also present to constitute a quorum were Annabelle Martin, Gil Baran, Gerald Vandeleest and Rich Kelly. Maria Borek was absent. Laura Harper represented Sentry Management.

**APPROVE PRIOR MINUTES:**

A motion was made by Annabelle Martin; seconded by Rich Kelly to approve the September 1, 2009 and November 16, 2009 minutes as presented. The motion carried unanimously.

**FINANCIAL REPORT:**

**Report given by Gil Baran as of January 4, 2010:**

A motion was made by Annabelle Martin; seconded by Gerald Vandeleest to approve the November, 2009 Financial. The motion carried unanimously.

**OLD BUSINESS:**

*Miscellaneous Update:*

The mailboxes in the front of the property have been installed.  
Coastline Tree has completed the clean out in the preserve off of Varsity Lakes Drive.  
Madison Landscaping will maintain this area that has been cleaned.  
The exit side of the gate has been repaired, it no longer scrapes when operating.

*Repaving Estimates:*

The quotes that were presented for repaving the roads are as follows:

D & G Sealcoating	\$185,651.50
Cougar Contracting	\$174,500.00
Driveway Maintenance	\$179,721.00

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The quotes do not include speed bumps. The quotes for speed bumps will be presented later. A motion was made by Annabelle Martin; seconded by Gil Baran to approve the quote from D & G Sealcoating for \$185,651.50. The motion carried unanimously.

*Irrigation at the Cul-de-sacs:*

Annabelle Martin explained that when a homeowner signs the irrigation forms Annabelle Martin and Rich Kelly needs to be present and all need to be notarized.

A motion was made by Annabelle Martin; seconded by Gil Baran to have pine needles installed around the trees at the cul-de-sacs. The motion carried unanimously.

*Prescribed Burn:*

There has not been a burn done to date. They are however starting to clean paths for the operation.

**NEW BUSINESS:**

*Legal Fees:*

There was a discussion of the expense to legal fees. In the last six months \$21,593.00 has been spent. It was explained that the cost is high but a big portion of that would be charged back to the homeowner generating the charge. Gil Baran expressed that to be aware of what is being spent due to it being over budget.

*Replace Guard Shack Door – Tabled*

*Rental Properties – Legal Tabled*

**ARB's** – The following ARB's were approved by the Board of Directors:

4536 Varsity Circle – swing set...but needs to provide anchoring method

**Board Comments – None**

**ADJOURN:** *Gil Baran made a motion, seconded by Rich Kelly to adjourn the meeting at 7:54p.m. The motion passed unanimously.*