

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

**Thursday, June 25, 2009 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. Did not meet the 30% needed for a quorum.

**ADJOURN:**

*Ginnie Pontarelli made a motion, seconded by Diane Nelson, to recess the meeting at this time and reconvene in 1 minute allowing the percentage necessary to constitute a quorum to be reduced. The motion passed unanimously.*

**CALL TO ORDER:** The meeting was called to order at 6:15 pm by President Annabelle Martin. To establish the quorum of 54 with proxies and members present to amend the documents with 52 Yes and 2 No votes.

10. **Leasing of Lots.** The owner of a lot shall have the right to lease such lot subject to the following conditions, restrictions and terms:

10.7 **Assignment of Rents** In the event that an owners is in default in the payment of assessments or other sums due and owing to the Association and the owner's lot is leased then the Association shall have the right and authority to collect the rent to be paid by the tenant to the owner directly from the tenant. In the event such tenant fails to remit said rent directly to the Association no later than the day that the next rental payment is due after the day that the Association notified such tenant in writing that the rents must be remitted directly to the Association then the Association shall have the right to terminate the lease and evict the tenant. All sums received from the tenant shall be applied to the owner's account for the leased lot according to the priority established in Section 720.3085, Florida Statutes, until the owners account is current.

**ADJOURN:** *Marie Borek made a motion, seconded by Ginnie Pontarelli to adjourn the meeting at 6:25 p.m. The motion passed unanimously.*

**VARSIY LAKES OWNERS' ASSOCIATION, INC.  
BOARD MEETING IMMEDIATELY FOLLOWING  
THE SPECIAL MEETING**

**Thursday, June 25, 2009  
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 6:26 pm by President Annabelle Martin. Also present to constitute a quorum were Annabelle Martin, Marie Borek, Gerald Vandeleest and Rich Kelly. Gil Baran was absent. Laura Harper represented Sentry Management, Inc.

**OLD BUSINESS:**

***Front Gate equipment/repair or replacement***

Annabelle Martin explained that the key pad at the entrance was broken. There were two quotes received from BO's Electric; \$1870.00 for a new memory chip or \$3449.00 for a new system. A motion was made by Annabelle Martin; seconded by Rich Kelly to approve the \$3449.00 quote from BO's Electric. Also to include a hood to go over the box to block the sun. The motion carried unanimously

***Foreclosure Properties***

Annabelle Martin talked about the volunteers in the Association that has been maintaining lawns that are in foreclosure. She compiled a list of 12 to 14 homes that are in serious need of lawn maintenance. Annabelle presented to the Board a list of three landscapers that will cut and trim the lawns for \$70.00 each. This includes two mows, trimming and edging per month. After the initial cut they would then maintain the lawns at reduced price. The cost to do the lawns will then be charged back to the homeowners account. A motion was made by Annabelle Martin; seconded by Marie Borek to approve the maintaining of the empty foreclosed homes to be charged back to the homeowners for \$70.00 the first month. The motion carried unanimously

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