

VARSITY LAKES OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Monday, December 1, 2008 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 6:00 p.m. by President Annabelle Martin. Also present were Maria Borek, Gil Baran, and April Dorber. Representing Sentry Management was John Shonak.

APPROVE PRIOR MINUTES:

Annabelle Martin made a motion to approve the November 11, 2008 Special Meeting minutes as presented; seconded by Gil Baran. The motion passed unanimously.

FINANCIAL REPORT:

Gil Baran gave the Treasurer's report for all bank accounts as of October 31, 2008.

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

OLD BUSINESS:

Annabelle Martin gave an update on the burnt house. Annabelle called the mortgage company and found that they are still in foreclosure. To save the landscape of an empty lot, it was recommended to lay sod or spray liquid seed. Annabelle Martin will contact legal consul to deal with the lot so as not to set precedence in the future.

Annabelle Martin stated the front gates, wall and chain link fence are basically complete. However, Mr. Blackburn, the Lee County Development Service Manage was not satisfied. Annabelle Martin, Greg Borek and Tim Winschel of Coastal Concrete took a final tour of completed wall. They were satisfied but when Mr. Blackburn came with Engineer Jim Rost to do a final inspection he wanted more removal of small concrete and leveling of ground at base of completed wall. Mr. Winschel has contacted Mr. Blackburn and stated that he will complete the clean up for final inspection.

The chain link fence is beautiful. Annabelle Martin motioned to approve putting a new lock on the gate. Maria Borek seconded the motion. The motion passed unanimously.

Clean up of the front entrance is basically complete. Board members and volunteers are completing small projects at entrance to save money.

Halloween night went really well. Five to six hundred kids showed up. There was no traffic. The presence of Corporal Hunt in front of the community made a difference. The gazebo was used to take pictures of the costumed children.

Gil Baran made a motion to approve the 2009 proposed budget as written. Maria Borek seconded the motion.

NEW BUSINESS:

April Dorber announced that the newsletter will be going out by December 13, 2008. It will contain what is going on in the community, including Christmas lights, etc. Taking down the shutters before January 1, 2009 announcement will be in the newsletter.

Annabelle Martin made a motion to accept the annual grounds keeping contract with Madison Lawn Service at \$2,100 per month or \$25,000 per year. Gil Baran seconded the motion. The motion carried unanimously

Coastline Tree Service gave a quote of \$2,530.00 to remove trees and shrubs that are in way of new landscaping. Madison Landscaping are planning to add new trees, shrubs and plants at a cost of \$2,200.00 plus labor. There will be 3-4 phases of planting project. Planting and tree removal will not start until the February after the freeze. Tree removal and landscaping project was tabled until February Board Meeting. Gil Baran recommends not removing shrubs, etc before ready to plant in the specific areas.

There were 12 violations sent out the past one and one-half weeks. There is one house that the auto had flat tires and two houses that had mold. Attorney Susan McLaughlin,

said even if the violation letters were sent, there is not much that can be done, all the homes are in foreclosure.

We have \$37,000 in arrearage in assessments, but we budgeted in Bad Debt \$10,000.00.

There were two homes being painted that were submitted to the board for ARB approval. They were approved by the board.

BOARD COMMENTS:

Laura Harper was asked by the board to explain the intent to lease letter. It was noted that Corporal Hunt comes 6 times a month, instead of 8 times a month.

ADJOURNMENT:

It was motioned by Annabelle Martin to adjourn at 7:28 PM. The motion was seconded by Maria Borek. The motion unanimously passed. The next Board of Directors meeting will be held on January 12, 2009

Submitted by John Shonak w/Sentry Management