

**VARSIY LAKES
OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING**

**Monday, February 5th, 2007 at 6:00 p.m. at the
County Library – Gunnery Road**

CALL TO ORDER & ESTABLISH QUORUM: Meeting was called to order at approximately 6:04 p.m. Present were Loree Guidobono, President, Ginnie Pontarelli, Vice President, Greg Borek, Treasurer and Annabelle Martin, Secretary. Barb Provins, Director, was absent. Laura Strait was present as a representative from Sentry Management, Inc. One Homeowner was also present.

APPROVE PRIOR MINUTES: Annabelle Martin read the minutes from December 11th, 2006. Greg Borek made a motion to approve the minutes as corrected and read. Loree Guidobono seconded. All in favor, motion passed.

Annabelle Martin read the minutes of January 8th, 2007. Loree Guidobono motioned to accept the minutes with changes, Greg Borek seconded. All in favor, motion passed.

FINANCIAL REPORT:

Report given by Greg Borek as of February 5, 2007

Motion: Ginnie Pontarelli made a motion to accept the financial report as given. Annabelle Martin seconded. **Vote:** All in favor, motion passed.

OLD BUSINESS:

Sheriff detail:

Greg Borek reported that because it causes additional traveling time, it would be wise to provide a key for the sheriff detail. There was a discussion on getting a lock box, then give the detail the combination so they can leave the log. This box could be obtained for a cost of about \$50.00. This is done by every deputy when he does detail. He also had spoken to Officer Hunt the other day when he picked up the key to fill out log. Discussed were some violations that had occurred. It was suggested to notify the children's parents of the infractions. We also would need documentation for future and legal problems. Detail is now down to twice a week.

Status on gates:

The gate system malfunctioned this past weekend. The gate would not close. It was an error message only, so Greg Borek powered down the gate and uploaded the program. The remote controls are usable, but codes would not work. Greg Borek explained how they fixed the problem by downloading the system. Question was asked about the keeping gates open for Open Houses defeating security purposes. Greg Borek said Bo's Electric proposed a swing arm entrance and exit side, reutilizing the gate arms (\$42,557.00) which does not include paving and removing existing island.

Need to get with Cougar for this and trimming of first island. Frontal options given: Original quote was given back in 2003 with a 6' wall. Might think about going for an 8' instead of 6'. Another \$6,000 is not that much and it will act as a sound barrier (\$10,400 jump from 3 years ago). Will get quote from Cougar as soon as possible.

Also we have a quote from Tropical Fence for a chain link fence for \$1,400. Greg Borek will call for updated quote to present to owners. Ginnie Pontarelli suggested getting the type of fence that Home Depot has instead of chain link. Will need to call Security or maybe Coastal Concrete to see if they can install it.

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Loree Guidobono discussed getting estimates for landscaping from the Madisons. Greg Borek should have a package put together by next Board of Director's meeting. Annabelle Martin suggested putting information in next newsletter. Sentry Management. can send out a proxy. Greg Borek has some pictures of gates. Discussed some type of pedestrian entrance code or key code or archway opening.

Violations:

Several board members brought up violations that they have seen around the community. One owner has a swing in the front of their yard (will have to get name/address). Another owner does not call the board to advise when they are having parties and continually parks in the swale and on both sides of the street. When approached both owners were very hostile. A registered letter should be sent advising them that this will be the first and only letter warning. The next time the vehicle(s) will be towed.

Discussed also were trailers in driveways (overnight issues versus leaving there for an hour or two) and the damaged garage door, which the owner is waiting for parts to come in order to fix.

Outstanding Maintenance Fees:

Greg Borek explained the details of what it takes to get to the foreclosure process. There are at least three owners that are there at present. The property manager reported that thirty-six late letters were sent to owners in arrears on January 31st, fourteen itemized statements were requested, a lien will be requested and two additional owners will be sent to the attorney to start foreclosure procedures. One owner that has been at the attorney has requested a payoff statement.

The property manager brought to the board's attention those owners she felt should have their interest and late charges credited. Some of the owners had paid their fees at the Ft Myers office in a timely manner but the payment was slow in being processed and some were charged late and interest fees the day after they had paid their fees. An owner disputed his late charges (from 2004 from previous management company) and felt they should be charged off. The board decided that the cost would be divided in half and to let the owner know. Another owner will be sent a final statement and if their account is not paid within the next few weeks it will then be sent to the attorney for collection.

Traffic at front entrance:

Loree Guidobono discussed traffic at front entrance and enforcement problems which is an ongoing thing. There was a discussion about getting the school bus stop moved and to have a no parking allowed area. Lee County came to look over problem and will follow up. Twenty five feet of easement is the city's property by the gate, children and their parents can park by the gazebo for pick up by the bus. Ginnie Pontarelli discussed an accident between a school bus and a dump truck. The city only has three inspectors on duty to take care of accidents.

Fence:

A discussion about an e-mail from Hal Hodes regarding the fence problem by the high school. Ginnie Pontarelli called the school committee to take care of the problem. The school department goes around checking on security to make sure no one enters premises without a pass. Mr. Hodes is willing to volunteer. The gate was removed long ago. Fence is being cut.

Cul-de-sac Landscaping:

Greg Borek stated that he has not receiving any response from the owners. He suggested Board of Directors move ahead with contracting those owners that showed some interest and to send out one more notice asking for response. Also suggested was maybe the board should have some hardy trees planted (like on Scholar) and then maybe other owners will start asking about doing the same.

Gate Remote Controls:

Linda Baker had several remotes shipped on January 19th. They were to arrive on January 25th. Linda Baker was able to get the tracking numbers and is now in the process of tracing the shipment. Loree Guidobono stated that twelve more new ones will be needed and that they have replaced thirty-nine on the list already.

Posting Boxes:

Does Board of Directors use these boxes for anything other than a lost pet notice? Seems like a waste. There is a spot on the website for suggestions like interests of the community, watering schedule, positive things, hurricane hints, Board of Director names, meeting agendas (which should be on colored paper and posted in every box), along with the phone number for alligator retrieval.

NEW BUSINESS:

Traffic Control Jurisdiction Agreement

Greg Borek has forwarded an email which is a follow-up to the January 8th, 2007 site inspection of the regulatory traffic control devices within the community. The inspection was for the purpose of determining the general conformance of the speed limit signs. The current speed limit is 14 M.P.H. In order for the Sheriff detail to take care of the speeding problem, the signage needs to be changed to 25 MPH. Rick Lower, a prior board member, had suggested posting the speed limit signs at the entrance and throughout the community. The signs need to be changed before the next Sheriff Department's inspection and given to the County Attorney office. (attach the e-mail)

Speed Bumps

Greg Borek spoke to an engineer regarding the speed bumps, which are not an issue. But, there is still a need to check with Developer Services to see if it affects the Development Order. Greg Borek checked with Steve Darby and he stated anything inside the gate is no concern. However, we should contact Emergency Services and if not a problem, get it in writing saying that they approve. Greg Borek will check with Don Guaetta to see if he can find a copy of a letter or a record of who he spoke with. Proposed location would be end-to-end, across the road, placed where most useful and will need sign notifying of speed bumps.

Mail Boxes:

Loree Guidobono spoke to Post Office about getting larger mail boxes installed. They suggested speaking to the Post Master General (waiting for a new one). If the community went with individual boxes it is required that all must be the same. Loree Guidobono is waiting for options - bigger box or canopy.

Other Discussion:

Annabelle Martin asked if anyone had anything special to add to the March Newsletter, like the phone number for water violations. Will include another call to the people who live by cul-de-sac's and the upcoming yard sale.

Next board meeting: The next board meeting will be Monday, March 12th at 6:00 p.m. at the County Library

BOARD COMMENTS: None.

ADJOURNMENT: Ginnie Pontarelli made a motion to adjourn the meeting at 8:00 p.m. **Greg Borek** seconded. All in favor, motion passed.