

**VARSITY LAKES OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**Tuesday, June 12, 2007 - 6:00 p.m.**  
**Lee County Library – Gunnery Road**

**CALL TO ORDER & ESTABLISH QUORUM:** Meeting was called to order at approximately 6:00 p.m. Present were Loree Guidobono president, Ginnie Pontarelli vice president, Greg Borek treasurer, and Annabelle Martin secretary, and Barbara Provins director. Also attending was Laura Strait a representative from Sentry Management, Inc., and one homeowner.

**APPROVE PRIOR MINUTES:** The minutes of the May 14<sup>th</sup> Board of Directors Meeting were read by Annabelle Martin, and **motion** was made Loree Guidobono and seconded by Greg Borek to approve the minutes as read with changes, all in favor, motion passed.

**FINANCIAL REPORT:** Report given by Greg Borekas of June 12, 2007:

**Motion** made by Ginnie Pontarelli to approve the Financial Report as read and seconded by Annabelle Martin, all in favor, motion passed.

**OLD BUSINESS:**

**Towing Company Drive-Throughs** – Expert Towing has not been seen in the community, Greg Borek will contact them.

**Violations** – The violation letters sent this month have dealt with requests to owners to remove several RV's parked in driveways, removal of trailer from driveway, store trash cans out of sight, several owners needed to mow, to fertilize lawn, to cut weeds in swale, to trim bushes, to power wash home, not to use walkways to store mower or BBQ, not to run business out of home, spray or remove weeds growing on driveway, to remove dead bush, water lawns as stated by restriction, dispose of broken basket ball hoop, re-landscape front entry, removal of horse swing in front yard, removal of "For Rent" signage, removal of empty sign post, and removal of hammock from front of yard.

Information was forwarded to attorney to take action against owner(s) with continuing violations. One regarding an issue with a shed in the side yard and the other with landscaping problems. Also brought up was a problem with homeowners attempting to install an above ground pool in their backyard which is against the deed restrictions of the association. After having several board members talk to them, the property manager calling them and getting code enforcement involved, the pool was then taken down. A letter was also sent to these owners explaining why this type of pool was not allowed and any change that alters the exterior appearance of any structure, Lot or Common Area requires an ARB. A possible Day Care Center violation was discussed. There is also another above ground pool on Varsity Circle that needs to come down and a flag pole that was not authorized by an ARB form.

**Bush-hogging by Preserve** - Don Guaetta spoke to Steve Darby (an engineer the association uses) and faxed over this morning to him a letter that a homeowner sent to Southwest Florida Water Management. (attach letter). The home owner requested permission for a one time mow (bush hog) of the preserve area behind his home. Southwest Florida Water Management District has no authority to allow owners to bush hog on common property. Only the Association can be granted authority. A discussion followed regarding previous attempts on the association to get permission to get this done, what to do with the owners that also mowed Association property, what was done in the past regarding bush hogging, should bush hogging be done every year and is there any way to prevent this from happening again without association permission. Richard DeBoest (the Association's attorney) will be notified to send letters to the four owners who cut on Association property.

**Outstanding Maintenance Fees** – As of 6/12/07 there are nineteen owners that have "Intent to Liens", four owners with Liens, one of which has just been paid, five people have paid from the statements sent last month, five new statements were sent, three people have been credited, eight are still at the attorney, one to go to the attorney and two sales certificates posted. We need to follow up with attorney regarding several owners.

**Summary of Town Hall Meeting** – Meeting went well, lots of questions regarding the documents. Attorney explained very well. A separate meeting on June 18<sup>th</sup> at 7:00 p.m. will be held to review document changes. It

was noted there is nothing in the documents obliging owners to pay maintenance fees. We need to send out a ballot as soon as possible. Amended document page and voting proxy can be sent out in the same mailing.

Board can approve up to 10% jump in cost. Per Sandy at Bo's Electric, their assessment for the gate system may go up and they requested a deposit to hold the price.

**Landscaping of Cul de sac's** – The landscaping of the cul de sac's need to be finalized. Greg Borek has not gotten much of a response except from Education and Diploma. There are a lot of cul de sacs with nothing on them at present and volunteers are still needed for irrigation. One of the board members suggested to send a letter to the owners but this has already been done and also put in the newsletter with no response.

**Motion:** Loree Guidobono made motion to move forward with planting trees on two cul-de-sacs (Diploma & Education) and to talk to Madison about trees for the other cul de sac's. Barb Provins seconded the motion, all in favor, motion passed. Greg Borek to talk to the Madison's and will call Janet Cerina to get a package together.

Barb Provins asked if the Sheriff Log had been checked lately.

**NEW BUSINESS:**

**Mediation Results** - 1521 Education Court mediation meeting was held last night at the Sentry Management office. Attending was Loree Guidobono, Greg Borek and Ginnie Pontarelli from the board, the owners, a representative from the Association's Attorney, the mediator and the property manager. The owners were given ninety-days to get in compliance, they have to get in touch with the board if they can not and if not the association will go forward with the judgment. The bottom-line was an agreement was reached.

**Broken Gate/DVR Recorder** - The exterior gate was broken. The DVR only recorded until the end of April and was replaced with a temporary DVR. No glitches reported by Doug from Connected Living. It was questioned whether the system had ever been restarted. It will have to be re-installed and let run. Loree Guidobono asked Greg Borek if he could still take care of the gates.

This was the first time the exit side had been a problem. The mechanism was not functioning and both fuses burnt out on the board. Greg Borek put a call into Bo's Electric.

**Board Comments** – Greg Borek had a question on the larger play set. Prior, other owners have used landscaping to soften the look.

**Next Board Meeting** will be held on Monday, July 16, 2007 at 6:00 p.m.

**ADJOURNMENT:** Motion to adjourn at approximately 7:53 p.m.