

**VARSIY LAKES OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**Monday, March 12<sup>th</sup> 2007 - 6:00 p.m.**  
**County Library – Gunnery Road**

**CALL TO ORDER & ESTABLISH QUORUM:** Meeting was called to order at 6:08 pm. Present were Loree Guidobono president, Ginnie Pontarelli vice president, Greg Borek treasurer, and Annabelle Martin secretary, and Barbara Provins director. Laura Strait was present as a representative from Sentry Management, Inc. Three Homeowners were also present

**APPROVE PRIOR MINUTES:** Postponed until next meeting

**FINANCIAL REPORT:** Report given by Greg Borek as of March 12th, 2007

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

**OLD BUSINESS:**

**Review Sheriff Log -** Greg Borek passed around the Deputy Detail Log for review by the board. Detail is down to two days a week. We will keep this schedule for another month and see how it goes. For the present, the Sheriff's detail comes in randomly at no set time

**Gate System , Frontal Wall Proposal & Fence-** Greg Borek reported that he has almost everything together to present to the owners for this project. The vendors are as follows:

- a) Bo's Electric's proposal is for the resident entry gate, guest entry gate and exit gate using swing gates and including two remotes at a cost of \$42,557.00.
- b) Coastal Concrete will be installing 650 linear feet of 6' or 8' tall pre-cast concrete fence to be used as a buffer and for more security. The cost is \$39,000 for the 6' and \$45,500.00 for the 8'.
- c) Cougar Contracting Specialties will be removing the island and trimming end cap on the island for a cost of \$4,800.
- d) Security Fence will install 783 feet of 72" chain link fence at a cost of \$6,672.00

There will also be permit expenses and the engineer needed to modify the developer order at a cost of about \$1,500.00. The total proposal will cost about \$120,000 and we will still need to get landscaping done. A mailing with proxies will be done through the Management Company as soon as a meeting date is determined.

**Violations -** Violation letters sent this month have dealt with requests to stop parking in the swale, not to park a boat in the driveway, not to park an RV in the driveway without Board approval, to mow lawns and trim yards, to move a "For Sale" sign from swale area, to repair a broken "For Sale" sign, to store basketball hoops properly, to maintain landscaping in their yards and swale, to weed their flower beds and trim shrubs, to remove stored bags of stones/rocks from the front of garage doors and to have old appliances picked up.

**Outstanding Maintenance Fees -** Per the latest Accounts Receivable Report there will be 29 statements requested either for non-payment or because they still owe interest/late fees/intent to lien fees, there are nine owners at the attorney, one to go to the attorney and about nine that should probably get some kind of credit.

**Damage to front gate –** Several letters, including invoices have been sent to David Bryan Wright, the driver who damaged the gate system this past October. If correspondence is not answered by Friday paperwork will be forwarded to the attorney.

**Fence –** As per update of fence by the high school no additional problems at this time.

**Cul-de-sac Landscaping –**Greg Borek spoke with Janet Cerina regarding sodding, irrigation and landscaping the cul-de-sac area by her home. She offered the use of her irrigation system to water this area. Greg Borek will try to get as many owners as possible to volunteer their system.

**Gate Remotes –** We are out of remotes at the present time. Linda Baker presented the latest list of acquired remotes. One remote per household will be offered when we get the new gate system.

**Posting boxes** – These boxes are not to be used for advertising. Everything except for the Varsity Voice should be removed and thrown out.

**Mail Box** – Loree Guidobono is getting no where with the Post Office for they are in the process of obtaining someone new for the position of Post Master General.

**Documents** - Glen Curtis (the head of the Document Committee) e-mailed the attorney's office last Monday, the 5<sup>th</sup>. He wanted to know where the attorney stood with looking over the documents, when they will be completed and could we, the association, do anything. Glen Curtis was advised to call the attorney instead of an e-mailing and leave him a message via his assistant.

**Bus Stop** – There was a discussion on the traffic coming in and out of the community. Lee County Schools did an investigation and see no problem at this time. They will not and can not put “No Parking” signage because no homes are there. They said they can not do anything about the situation until someone is hurt. The Association's hands are tied right now. It was suggested to ask the homeowners here to either park inside the community or go to the gazebo.

**Speed Bumps** - We have the go ahead from Tice Fire District, EMS and Waste Management, but not in writing, to put in the speed bumps. It might be a good idea to bring one of the emergency vehicles on property to drive over the speed bumps to see how they work. The speed bumps would be used temporarily and can be removed and used in other areas. We will put in the speed bumps using volunteers this coming weekend.

**Motion:** Greg Borek made a motion and Loree Guidobono seconded to order signs as needed advising of speed bumps. **Vote:** All in favor, motion carries.

#### **NEW BUSINESS:**

**Speed limit signs** - There was a discussion on how long it would take to produce a sign, what size to order, how many were needed and where they should be placed.

**Motion:** Ginny Pontarelli made a motion and Loree Guidobono seconded to order one sign and place it at the entrance of the community with the following verbiage “ All roads within Varsity Lake have a twenty-five mile per hour speed limit”. **Vote:** All in favor.

**Lake Masters** - There has been a problem with them parking in swale areas and spraying owners lawns. Greg Borek will call Lake Masters and discuss these problems.

#### **BOARD COMMENTS:**

Barb Provins brought up owner at 4477 Varsity Lakes Drive parking in swale and having parties without notifying board. Letter should be sent.

Greg Borek suggested having Expert Towing drive through the community riding up and down the streets. It might make a difference and probably should be done at least twice a week.

Loree Guidobono thanked all those homeowners that came tonight.

Reminder: In October there will be two vacant seats on the board. Ginny Pontarelli and Greg Borek's terms are up.

Next Board Meeting will be held on April 16<sup>th</sup> at 6:00 p.m.

**ADJOURNMENT:** Greg Borek made a motion to adjourn at 7:26 p.m. and Barb Provins seconded.