

VARSAITY LAKES OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Monday, May 14, 2007 - 6:30 p.m.
County Library – Gunnery Road

CALL TO ORDER & ESTABLISH QUORUM: Meeting was called to order at approximately 6:13 p.m. Present were Loree Guidobono president, Ginnie Pontarelli vice president, Greg Borek treasurer, and Annabelle Martin secretary, and Barbara Provins director came in a few minutes later. Also attending was Laura Strait a representative from Sentry Management, Inc., and one homeowner.

APPROVE PRIOR MINUTES: The minutes of the February 5th, March 12th, and April 16th Board of Directors Meetings were read by Annabelle Martin, and motion was made by Greg Borek and seconded by Annabelle Martin to approve the minutes as read with changes, all in favor, motion passed.

FINANCIAL REPORT: Report given by Greg Borek as of May 14, 2007:

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

OLD BUSINESS:

Towing Company Drive-Throughs – Greg Borek spoke to Sherri at Expert Towing confirming that they would drive through the community twice a week and randomly when in the area. Discussed the Board of Directors drivethroughs and the amount of time it takes and its worthiness. Briefly discussed community yard sale, the amount of parking violations that occurred and possibly not holding the Spring Sale and just have the Fall one next year.

DOT Letter of Approval for Signage – Greg Borek called several times, Brian Miller, who is in charge of re-surveying the roads. Mr. Miller called back today and he will perform survey tomorrow. Once he e-mails Greg Borek back with compliance, the request will then be sent to Sheriff Dept then to the County Commissioner and Community Attorney for review. This will go into effect after officially recorded in approximately 6 weeks. Loree Guidobono has asked several law enforcement owners for help with enforcement.

Violations – Violation letters sent this month have dealt with requests to owners to maintain the landscaping (mowing, weeding, trimming) in their yards and swale, removal of hammock from front of yard, removal of empty sign post from front yard, removal of "For Rent" sign from window, removal of horse swing from tree in front yard,. There are also several yards that lawns are dying but because of water restrictions these letters weren't sent.

Loree Guidobono received a telephone call regarding mediation of homeowner on Education who is still in violation. Property Manager to call Susan McLaughlin tomorrow regarding photos taken of the phone books piled in their driveway.

Outstanding Maintenance Fees – Per the latest Accounts Receivable Report there are about twenty-eight late letters, seventeen statements requested either for non-payment or because they still owe interest/late fees/intent to lien fees, there are four that will have lien's placed against them, there are eight owners at the attorney, one to go to the attorney and about eight owners should get some kind of credit.

Town Hall Meeting in June – Town Hall Meeting to be held June 4th to discuss document changes regarding – i.e. towing, leases. An amended sheet will be mailed after discussion of documents at this meeting. There will be gate/fence presentation at this meeting also. The board hopes to have the fence installation to be under way before the end of this year. It will take about three weeks for mailing, obtaining permits will take several months and partial payments will have to be made to the vendors.

Also discussed was the type of agenda required, that Glen Curtis (Head of the Document Committee) would be available by phone to answer questions and Richard DeBoest, Community Attorney, will be present to assist.

Annabelle Martin is making signs to announce the meeting within the community. The meeting will be held from 6:00 p.m. to approximately 8:30 p.m. Also brought up was offering the owners a reduced rate for the remotes for the new system. The present cost is \$22.00.

Lawsuit Update – Opposing counsel has changed so nothing new has occurred.

Damage to front gate: Another vendor caused damage to the front gate and an invoice will need to be sent by the

property manager.

Sheriff Detail: The sheriff detail has been confirmed to only six times a month and Deputy Hunt will be the main person for this duty. One deputy for Halloween has been confirmed and will be located at front gate. People can walk through the gate or with a pass to be given from the homeowners to their friends drive through. Annabelle Martin will print up these passes. Signs and posters will be posted. It will also be posted on the website and an article will be placed in the newsletter covering the procedures. No pass no entry. All guests will have to follow the community rules.

Other concerns: Jim Antilia, the Community Representative from Lee County for gated communities, will drive through the community once a week and leave warning notices for violations.

Eleanor Felton from the School District requested that next year they be allowed to have a bus pick up a handicapped student at 4504 Varsity Lakes Court. A gate code will need to be provided.

Road Safety Supervisor, Johnny Christmas stated that all north bound school traffic inside this area are to be dropped off south bound on Gunnery. The bus will stop at the sign just past the intersection. He asked, if any infractions are noted, to get the name on the bus, the number of the bus, write the time, and then let Loree Guidobono know. The bottom line is that the School district will not move the bus stop. There was a further discussion on where children were dropped off.

Barb Provins inquired about last week's Sheriff's log. Someone was driving around community making remarks last Tuesday.

Bikepath/Sidewalk: Other than the Bikepath/Sidewalk Easement being filed with the court nothing new.

NEW BUSINESS:

Newsletter: Annabelle Martin announced that she will either be on the board or write the newsletter, but not both. Greg Borek volunteered to publish the newsletter quarterly after his Board term is up if no one else can be found. The excess costs of printing the newsletter was brought up because not many homeowners have been picking them up. It was suggested it be posted on the website and to take out the post.

Pay for Board Officers: An owner suggested paying the Board Officers some sort of monies for their services. The attorney will be asked his opinion on this matter.

Minutes: The Board requested receiving copies of the Meeting Minutes within 7 days from the meeting. They feel that in the past it has taken too long to receive them.

Discussion of an owners ARB request: The Architectural Review Board discussed a request to replace concrete driveway with brick pavers which was denied. Maintenance of paver extenders on driveways is an issue. Some feel it adds value to property, but also feel the Board should be consistent with their decisions on these requests and to set precedence. Board decided to permit the request with the understanding it must be maintained. Permit, licensed and insured contractor will be contracted by the owner for this installation.

Conduct of Board Members: Loree Guidobono, the board president talked about how important it is for members of the board to conduct themselves. The board represents the community, no favoritism is allowed and every owner should be treated the same.

Next Board Meeting will be held on June 12, 2007 at 6:00 p.m.

ADJOURNMENT: Motion to adjourn at approximately 8:37 p.m.