

Valencia Golf and Country Club
October 9, 2012 Monthly Board of Directors Meeting

*Pledge of Allegiance

*Quorum established, meeting called to order at 7:03 pm by Mike Winder (VP), attendance Troy Bish (P), Jerri Listle (Sec.), Bob Davidson (Assistant Sec.), Susan Hone (Property Manager) Chris Ragain (T) by telephone for portion of meeting.

*BOD September 11, 2012 meeting minutes: Motion: by Troy to waive reading of minutes, seconded by Jerri, AIF. Motion Passed. Motion: by Jerri to approve minutes, seconded by Bob, AIF. Motion Passed.

*Treasury Report: None

*Old Business:

- ◆ Devcon Security: no problems reported, official start date was October 1, 2012.
- ◆ Security/Gates: nothing to report.
- ◆ Accurate Electronics: no change, still on hold with Mr. Bollt.

*New Business:

- ◆ Addresses exempt from sidewalk parking violation: 1738 and 1775 Sarazen Place, 2204, 2212, 2209, and 2205 Vardin Place, 2017 and 2207 Jacklin Court. Further exemption will apply the Property Management.
- ◆ Security/Gates: As negotiation with Mr. Bollt have stalled, beginning October 17, 2012 the front gate will be unmanned and open. This will be temporary, and goal is to get new gate and security system in place when a resolve can be reached with Mr. Bollt. Discussion regarding the secondary drop gate on Double Eagle Dr. developed; why has it not or cannot be created? Troy explained the lack of needed space for adequate lanes, and the lack of community owned property after the maintenance driveways. When resolution reached with Mr. Bollt this option will become part of future security plans. Motion: Open gates effective October 17, 2012 from 6 am until 6 pm by Troy, seconded by Bob, AIF. Motion Passed.
- ◆ Attorney/Collection: Currently there are 43 homes in delinquent status, down from 84 just ten months ago, some have been resolved by foreclosure and short sales, others have paid or have entered into payment plans. There is also an effort to redirect rent from tenants in which the homeowners are past due.
- ◆ Notification regarding maintenance: Emails are being sent through out community informing owners their roofs require cleaning
- ◆ Lease Applications: New \$1000. security deposit required from homeowners for all new rentals is underway.
- ◆ Fitness Center: Mostly complete, waiting on fan installation. A tremendous thanks to all involved in helping for their excellent work, and time commitment.
- ◆ Holiday Decorations: Please refer to the "docs." for time frames and restriction.
- ◆ Landscape: Three companies are bidding for annual contract, added to current contract is fertilizing, tree trimming, and 2 additional mows. Crawford; highest price of three, Girard;

relatively unproven in Southwest Florida area, main office not local, Juniper: current vendor, lowest price, familiar with our community, and the water systems. Although customer service and work order follow through needs to show immediate improvement. Motion: by Bob to accept Junipers contract for year, with 30 day termination, seconded by Troy, AIF. Motion Passed.

*Committee Reports:

- ◆ Compliance: Concerns regarding towing were raised. Jerri to contact Westcoast, to review current contact specification, and frequency of recent activity. Possibly add or change companies if condition do not improve .
- ◆ Violation: 2143 Par Dr. Raul Santos, tenant; before the board for commercial vehicle in class 2, Dodge Sprinter, have been sent multiple violation with cure notices to cover signage on vehicle, as well as removal of attached ladder and roof cap. To date non compliance has continued. Motion: by Troy to have vehicle removed and owner fined \$100. per day, seconded by Bob, AIF. Motion Passed.
- ◆ Compliance: Committee requesting a golf cart to conduct community compliance surveys, discussion regarding the extensive amount of violation has lead to seeking alternatives to current procedures. Golf cart not of benefit at this time.
- ◆ Maintenance of Homes: verifying a 7 day violation to be sent to owners not in compliance after the 60 day email notice was sent.
- ◆ ARC Committee: Seeking procedures to have ARC and Compliance Committees work in conjunction with one another. Possibly have ARC requests include a “colored” notice to be posted at such residences.
- ◆ Social: Volunteers sought to begin activities within the community, as well as emergency assistance volunteers. Item to be revisited at future board meeting.

Motion to Adjourn by Jerri
seconded by Mike
AIF

Meeting adjourned at 10:02pm

Next Meeting: November 20, 2012