

The Lakes of Estero
Home Owner's Association
Board of Directors Monthly Meeting Minutes

DATE: May 24, 2010

TIME IN SESSION: 18:15

LOCATION: LOE CLUBHOUSE

MEMBERS PRESENT:

1. Dwight Philips – President.
2. Tome Nerney – V-President
3. Gina Jewell – Treasurer
4. Edward Lorenzini – Secretary
5. Jason Schiering – Director

1. Call to Order: 18:15

2. Owner's Comments

- a. Owner of 9667 Springlake Circle – Subject Matter: Landscaping
 - i. Asked about weed & feed and what is being done about the weeds. – Addressed by Dwight deferring to the landscaping segment of meeting.
 - ii. Commented about yard waste debris not being cleaned regularly especially in the plant beds, etc. – Complaint noted.
 - iii. Asked who is responsible for weeds showing up within the pavers of walkways/driveway. – Addressed by Dwight deferring to the landscaping segment of meeting.
- b. Owner of 9854 Springlake Circle – Subject Matter: Landscaping
 - i. Commented about palm leaves turning yellow and browning and when would those be cut. – Ryan commented that they would be pruning within the month.
 - ii. Concern expressed about the palm leaves smacking against his gutters.
- c. Owner of 9645 Springlake Circle – Subject Matter: Oil Stain on Cul-de-Sac.
 - i. Commented that the large trucks that came to do work at 9622 Springlake Circle left large oil stains in the cul-de-sac. Questioned board about who would be responsible for cleaning that. Tom responded that it should be the owner's responsibility for making sure that any damage and/or cleanup should taken care by them since the trucks were there for the work on their home.
- d. Jackie from Social Committee couldn't stay...asked to make quick comment.
 - i. She said that the socials are getting better and more people are getting involved. We just need to make sure that absolutely everyone is aware when the events are taking place.

3. Minutes approved as presented. Motioned by Tom. Seconded by Jason. All? – Aye.

4. Director's / Manager's Report

- a. Treasury Report:

- i. Brought up questions about the Estoppel Letter process from Realty Services. Comment about why there wasn't an estoppel letter sent out on a transaction that took place.
 - ii. Commented and asked about the situation with 21842 Rainbow Lake Ct. Are they actually paying their dues? Who's actually living there? She questioned as to whether the grandchildren of the owner are the ones who are actually living there and if they are actually minors. Were they approved? She brought up the issue of potential reckless driving / speeding from the folks in that home creating a potential liability for the neighborhood.
 - iii. Treasury Spreadsheet – Would like to have a better understanding of how the actual spreadsheets are created as far as the information being presented. Could they be more comprehensive? Slight confusion expressed about the spreadsheet of outstanding dues and those that have paid in advance. She is going to contact Realty Services regarding the different lists and spreadsheets to make something that may be more effective and easier to follow/understand.
- b. Manager's Report – Presented by Dwight Philips
 - i. Will need verification from Craig regarding the speed bump configurations allowed across lanes.
 - ii. Compared costs of speed bumps including the fees required by the county (permitting, review, etc.) and brought up the fact that the cost is going up significantly from where we had originally anticipated them being. More research is needed before a decision can be made.
 - iii. Brought up the topic about signs – speed-limit signs.
 - 1. Discussion about costs and quantity of signs needed. Ranges from 2 to 4 to 6.
 - 2. Discussion as to where to locate those signs also made. Easement locations need to be decided by looking at the actual site surveys for signage.
 - 3. Decision to look at adding 6 speed limit signs and 2 “slow children playing” signs. Ordering postponed until price comparison with Lowe's and Home-Depot sign costs researched. Tom to look into this.
 - 4. Final Decisions tabled until next meeting.
- c. ARC Reviews
 - i. Modifications for Patio and Landscaping for 9679 Springlake Circle
 - 1. Approval Granted Contingent on Owner providing Contractor information, licensing, insurance, permits, and timeframes.
 - ii. Landscaping Change Request for 9662 Springlake Circle
 - 1. Approval Granted Contingent on Owner providing the list of plants to the B.O.D. for final approval.
- 5. Old Business – Inadvertently covered above.
- 6. New Business
 - a. Cleaning Services –
 - i. Gina brought up issues about supplies (paper towel, toilet paper, etc.) Comments about clubhouse meeting/social room not being cleaned on a regular basis. It was agreed that even though the meeting/social room isn't

always used, it should still get a wipe down at least once a week including mopping to prevent dust and dirt buildup.

- ii. Gina to get 3 quotes for other cleaning services for next meeting.
- b. Rental Issues / Procedures
 - i. Buyer of Ms. Wagner's old home wanted to have key to clubhouse the day before the event to set things up. Discussion about how to handle this for the future. Dwight mentioned that as long as there is no event scheduled prior to the event in question, the people could ask for the key at some point the day before and return it by 20:00 that night to give them time to set up. Then they would have to pick it up again the next for the actual function.
- c. Exercise Room
 - i. Weights Missing and things left awry. Edward mentioned that there are two pairs of hand weights that are missing and folks who use the real heavy weights are leaving everything a mess.
 - ii. Elyptical Machine issues – Can it be fixed or replaced? Dwight will spearhead the fitness room issues and update everyone on what he researches.
- d. Rats off of Williams.
 - i. Home-owners concerned about the potential rat issues off of Williams.
 - ii. This was brought up last meeting and it was theorized that they were just the palm rats that are all over the place.
 - iii. According to Dwight, Craig is looking into this.
- e. Communication Issues with Realty Services – Need to address with Craig at next meeting.

7. Committee Reports

- a. Landscaping – Certified Landscaping Present
 - i. Hurricane Prep: an action plan was presented in writing to the board.
 - ii. Cold Weather Prep: an action plan was presented to the board.
 - iii. Dispute/Discussion regarding conflicting stories with homeowner at 21790 or 21800 Sunset Lake Ct.
 - 1. Certified says owner doesn't want them to touch landscaping or irrigation system.
 - 2. Dwight says that owner didn't mind that Certified handled things but that they're water bills are excessive due to irrigation issues at the back of the home.
 - 3. They are going to re-approach the owner(s) again to make sure all are on the same page.
 - iv. Fire-Ants – Certified only does visual inspections and they take care of obvious problems right away.
 - v. Landscaping Complaints and how to handle them.
 - 1. Major discussion about how to handle complaints and preserving the chain of information / command arose. Conflict of how to handle things arose from differences between Dwight's feeling that the board can and should remain hands-on and Tom saying that the complaints have to be handled through Realty Services.
 - 2. Dwight agreed with Tom, saying that board members should still listen and try to help the owners even directing them accordingly.

3. Edward and Gina brought up a centralized e-mail idea via the LOE website where people can send an e-mail to Realty Services and everyone else would be CC'd in. Tom and Jason both said that Realty Services may not appreciate having their e-mails given out. Edward elaborated that a 3rd party e-mail through Hotmail or Gmail could easily be created and then those e-mails would be forwarded to the appropriate folks in charge of handling the complaints. This would increase efficiency, maintain accountability, and hopefully a happier owner. Tabled for next meeting.
 - vi. Discussion about 9838 Springlake? Sodded Twice?
 - vii. Discussion about 28135 Rainbow – New owner.
 - viii. Request from Owner of 9670 Springlake Circle to coordinate yard fix with landscaping at 9662 Springlake to use that sod to repair damage left from Pelican. Not addressed or approved.
 - ix. Discussion about sod palets with Certified for fixing common areas. Dwight said he had his sod installed at 75 cents per sq.ft. Certified said they can do it for 55 cents a square foot.
 - x. Issues about pest & weed control with Certified.
 1. Certified is only doing spot treatments. Stated that they do not weed-n-feed because they cannot afford to do it. It's not in their budget.
 - b. Neighborhood Watch – Darcy not present. She is, however e-mailing local area updates to folks in the community.
 - c. Architectural Reviews – All Completed earlier.
 - d. Social Committee – Addressed earlier.
8. Final Miscellaneous
- a. Brief discussion about Conidaris Home
 - b. Complaint processes: Tom says: Call Realty Services. Board of Directors follows-up.
 - c. Realty Services Performance. Would like Cathy along with Craig at our next meeting.
 - d. Questions from Certified re: Insurance for Community and how it applies to landscaping.
 - e. Lakes of Estero on Facebook. – Tabled for next meeting.
9. Next Meeting: Monday, June 28, 2010 @ 18:15
10. Adjourn 21:17