

Punta Gorda Isles Section 22 Homeowners Association Inc.



Board of Directors' Meeting & 2012 Budget Approval

Held immediately following The Special Meeting of the Board of Directors
Held at 10:00am on November 15, 2011 at the Burnt Store Golf & Activities Club Patio,
Located at 24315 Vincent Ave, Punta Gorda Florida, 33955

Unapproved Minutes

1) Roll Call/Establish a Quorum/Call to Order:

President: Kathy Berree Present
Vice President: John Hammond Present
Treasurer/Secretary: Jim Welch Present
Director: Barbara Mueller Present
Director: Joel Spector Present
Director: Raymond Love Present
Director: Janet Wood Present
Management Company Representative:
Dan Drozdowski, CAM, Alliant Association Management

A quorum was established and the meeting was called to order at 10:12am. President, Kathy Berree chaired the meeting.

- 2) **Proof of Notice:** Dan Drozdowski stated that the notice of this meeting was mailed via electronic mail or regular U S mail to each owner fourteen (14) days in advance of the meeting and was also posted forty-eight (48) hours in advance of the meeting on the Association's property as required by Florida Statutes.

3) Disposal of Unapproved Minutes:

a) October 18, 2011 Board of Directors' Meeting;

Motion: Janet Wood moved to waive the reading of the minutes of the October 18, 2011 Board of Directors' meeting and approve them as submitted; seconded by Ray Love, all in favor, motion passed.

- 4) **Treasurers Report:** (as of October 31, 2011); Jim Welch reported,

Cash in Banks:	
BB&T Bank	61,154
FIRST CITIZENS MM	76,284
Mutual of Omaha	37,347
CNL BANK MM	61,066
IBERIA BANK	26,309

Total Cash for Operations	262,160

Cash in Reserve Account BB&T Bank	99,742
CD in Synovus Bank 1.9%	102,376

Total Reserve Cash Balance	202,118

Total Cash on Hand	524,320
	=====
Amount Due from Owners	53,385
Interest Due from Owners	13,990
Legal Costs Due from Owners	26,990

Total Due from Owners	94,365
Year to Date Revenue over Expenses is \$46,971.	

REVENUE: Revenue is over budget by \$20,252. The cause is that we have collected \$13,252 of interest income and \$4,550 of legal expenses which was paid to Sec 22 as back receivables. Also we do not budget for interest income on invested funds. That amounted to 3,801.

Expenses:

General and Administrative expenses is under budget by \$49,494. This is due in part that we estimated bad debts to be much higher than what actually happened by \$26,827. Also the costs of getting are documents in conformity; we expected to pay legal fees in excess of \$16,000. To date we have paid \$1,778. Grounds and Building Maintenance was over budget by \$9,991. The over budget is from landscaping improvements, by year's end it will still remain over budget by \$10,000. Buildings and Security was over budget by \$10,593. Utilities also came over budget by \$1,148. The over budget is in irrigation expenses.

5) **Management Report:** See attachment at end of minutes.

6) **Director/Committee Reports:**

- **ARC;** No report.
- **Communications;** Ray Love reported that all residents should have received a copy of the Community Directory. Ray suggested to the Board that owners be sent an authorization form in the 2012 Annual Meeting mailing packet, that allows owners to authorize the publishing of their phone numbers in the directory.
- **Community Access Control;** John Hammond reported the following recommendations from the Committee;
 - The application of yellow paint to the curbing at the Matecumbe gate exit, to help drivers avoid hitting it.
 - The application of stenciling to the roadway exiting Portobello's Restaurant and around the "S-Curve" that clearly indicates the golf cart path to provide better safety for residents traveling in their golf carts.
 - Residents update their guest lists for gate entry
 - Review guard services protocol
 - Thin out the bushes located at the Matecumbe and Cape Cole Boulevard intersection to provide better visibility for drivers.

John also said the Committee will be providing some information blurbs to post on the website and/or in the Beacon Newspaper that provide helpful hints for bicycle riders, golf cart users and other common pieces of information to assist residents in their travels about the community.

- **Infrastructure;** Mike Lemon reported the following;
 - Acra Electric installed the three (3) power pole outlets at the Islamorada and Cape Cole “T-intersection”, which will provide power outlets for lighting the holiday lights and any future additional landscape lighting.
 - MRI Underwater Specialists repaired a sink hole that developed in recent weeks due to a break in the joint of a surface water drainage culvert pipe that runs under the roadway located at the midpoint of Big Pine Lane. Two sections of pipe were used in the original installation of the culvert pipe and were improperly seamed together with concrete, per MRI Underwater Specialists. The company was able to temporarily patch the pipe, but recommended that a permanent repair be made in the first quarter of 2012, when lake basin levels are lower.

- **Landscape;** Janet McLaughlin reported the following;
 - All of the palm trees are scheduled for trimming
 - Eighteen (18) ficus trees need trimming at Red Fish Cove

7) **Unfinished Business:**

a) **Vote on 2012 Proposed Budget:**

Motion: Joel Spector moved to approve the 2012 proposed budget with annual assessments fees set at \$510.00 per door; seconded by John Hammond; all in favor, motion passed.

- b) **By-Laws Revisions;** Jack O’Neil reported on the progress on the By-Laws revisions, and noted that the Board meeting held previously to this meeting was just to approve the re-recording (Preservation to preserve the Declaration of Restrictions pursuant to chapter 712, Florida Statutes i.e.; [MRTA] – Marketable Record Title Act) of tract “C” of the original documents.
- c) **Community Picnic:** Jim Davis reported on the plans for a Community picnic. Dave addressed three separate areas of operations that would be handled by individual volunteers to help facilitate planning, setting up and supplying everything needed to hold the event. They are as follows;
 - Finance/Entertainment
 - Food & Beverages
 - Advertising

Motion: Jim Welch moved to approve the scheduling of a Community Picnic to be held on March 24, 2012 between the hours of 11:00am and 3:00pm; seconded by Barbara Mueller; all in favor, motion passed.

8) **New Business:**

- a) **Real Estate Signage:** Kathy Berree read aloud a proposed real estate open house signage policy/protocol that was presented in the Board of Directors meeting held in December 2007. Kathy said it was unclear after reviewing the minutes of that meeting if the Board at that time approved, by proper motion, the proposed policy. The Board discussed further past practices for allowing or regulating open house signage postings as well as for sale signs and felt that the policy needed to be reviewed for content and then clarified and brought to vote at a future Board of Directors meeting. The consensus of the Board was to create a committee that would be assigned to review and develop new policy.

Motion: Janet Wood moved to establish a Real Estate Sign Committee, and commission the Committee to establish a policy for what types of “for sale signs” and “open house signs” realtors or homeowners will be allowed to place on the Association’s property and individual homeowners lots; she also moved to appoint the following members; Janet Wood as Chairperson, Jim Welch, John Hammond, Diane Ardolino and Joel Spector; seconded by Barbara Mueller; all in favor, motion passed.

a) **Next Meeting;** The next Board of Directors meeting will be held at 10:00am on November 29, 2011 at the Burnt Store Golf and Activities Club patio, located at 24315 Vincent Ave, Punta Gorda Florida, 33955.

9) **Member/Resident Comments:** Residents commented on all agenda topics throughout the meeting.

10) **Adjournment:** The meeting adjourned at 11:24am.

Motion: Janet Wood moved to adjourn the meeting at 11:24am; seconded by Barbara Mueller; all in favor, motion passed.

Visit us at

bsm22.org

Minutes were prepared by Alliant Association Management,
Located at 6719 Winkler Road, Suite 200, Fort Myers Florida, 33919,
In accordance with the Florida Statutes.