

Approved 11/18/10

**MINUTES**  
**Board of Directors Meeting**  
**November 1, 2010**

The meeting was called to order at 10:00 a.m. by President Sandor Korein. Mr. Lisbon certified that notice of the meeting was posted on October 29, 2010.

**Board Members Present:**

Sandor Korein, President\*    Don Eslick, Vice Pres.  
Carole Maeder                 Anne Mele

Dr. Larry Jacobs\*  
David Lisbon, *Ex-officio*

Also present: Robert Luttrell, Secy. & Treas.

\*Present by telephone

The minutes of the Board of Directors meeting of September 29, 2010, were approved.

**Officers' Reports**

**President's Report.** Mr. Korein responded to a unit owner's request concerning payment for Guest Room usage by credit card. He noted that section C.4. of the Rules and Regulations stipulates that the Guest Rooms are, "for the use and the convenience of Owners and their guests *while the owner is in residence.*" Section C.11. of the Rules and Regulations provides that, "*After the guest's departure, a billing statement will be forwarded to the host Owner.*" By unanimous agreement, it is the sense of the Board that it will not accept credit cards or cash for the payment of any obligation because of the cost involved in processing a small number of credit transactions and the inherent risk involved in dealing in cash.

Mr. Korein asked unit owners to defer their comments and suggestions until the end of the meeting, in accordance with existing procedures.

At this time, Mr. Korein asked Mr. Eslick to chair the balance of the meeting.

**Treasurer's Report.** As of October 31, 2010, the operating account balance was \$261,881, and the reserve account balance was \$444,997. The estimated operating account balance as of December 31, exclusive of prepaid assessments, is \$125,000, and the estimated reserve balance as of that date is \$445,000, similar to the projected year-end reserve of \$437,729.

The Finance and Budget Committee has prepared a draft version of the 2011 budget. These materials will be sent to all unit owners this week. The Board will revise and finalize the budget at the Board Meeting on November 18, 2010 at 9:00 a.m.

**Manager's Report**

Mr. Lisbon reported that the following pool and pool-related projects should be undertaken within a reasonable time:

- Lee County requires that all pool equipment shall be located behind a fence having a lockable gate. Mr. Lisbon has received a bid to perform such work at a cost of \$4,288. Mr. Lisbon recommended painting the existing fence and reversing the pool gate concurrently in order to create a uniform appearance.

- The state will prohibit the sale of chlorine tablets such as those currently used in our pool. The alternatives include a liquid chlorine system and a salt system. Conversion to a "salt pool" would cost approximately \$2,900, but that expense would be offset by a substantial reduction in the cost of chemicals. This project should be completed promptly, before the ban on the sale of chlorine tablets becomes effective.
- The Americans With Disabilities Act compels the installation of a handicap lift by 2012.
- The pool requires refinishing, but that project probably can wait until 2012.
- An engineer must be involved with all of these jobs. Therefore it may be cost effective to undertake all of these projects at the same time. The cost of engineering services is estimated to be \$7,000. These pool-related matters will be discussed at the next meeting of the Board.
- Mr. Lisbon is awaiting proposals from security camera firms.
- The maintenance staff has prepared the trellises near the main entrance for painting.

### Committee Reports

**Landscaping Committee.** The Committee recommends the retention of Luke Brothers, Inc. to perform all landscaping work at an annual cost of \$34,100. This is considerably less than the amount charged by the existing contractor.

MOTION: Mr. Korein. SECOND: Ms. Mele. To hire Luke Brothers, Inc. to perform all landscaping services at a cost of \$34,100, including the cost of planting and mulching spring and fall flowers, said engagement to begin on January 1, 2011; and to terminate the services of Crawford Landscaping as of December 31, 2010, with Crawford receiving notice of termination at a time to be determined by Mr. Lisbon, though in any case not later than November 30, 2010. Passed unanimously.

During the past year, several palms located in the circle walk near the pool have had to be removed. The current landscaper has indicated that all of the trees at that location have a fungus and that the remaining trees, soil, and ferns should be removed

### New Business

The Board created a Welcome Committee at last month's meeting. MOTION: Dr. Jacobs. SECOND: Ms. Maeder. To appoint Ms. Eslick and Ms. Mele to the committee and to direct them to draft a functional description of the committee. Passed unanimously.

Mr. Lisbon reviewed three engineering proposals to study the design, functionality, and adequacy of the air conditioning unit serving the common hallways. The Board favored the proposal submitted by Andrew C. Ask, P.E. and asked Mr. Lisbon to obtain more information about the scope of Mr. Ask's work.

MOTION: Ms. Maeder. SECOND: Ms. Mele. To direct Mr. Lisbon to change the access code for the primary doors at least annually, on or about January 1. Passed unanimously.

As noted above, the Board of Directors will next meet on November 18, 2010, at 9:00 a.m.

The meeting was adjourned at 11:10 a.m.