

APPROVED MAY 1, 2008
MINUTES
Board of Directors Meeting
April 17, 2008

The meeting was called to order at 3:00 P.M. by President Sandor Korein.

Proof of notice and the presence of a quorum were verified.

Board Members Present:

Sandor Korein, President	Don Eslick, Vice Pres.	Larry Jacobs
Carole Maeder	Anne Mele	Dave Lisbon, <i>Ex officio</i>

Also present: Angie Thompson, Office Mgr. Robert Luttrell, Secy. & Treas.

MOTION: Dr. Jacobs. SECOND: Mr. Eslick. To accept the agenda as posted. Motion passed unanimously.

MOTION: Dr. Jacobs. SECOND: Ms. Mele. To approve the minutes of the Board of Directors meeting of March 25, 2008, subject to the condition that, at the request of Mr. Korein, a memorandum shall be added to the minutes to indicate that action on recommendations by certain committees was deferred until the current meeting in order to provide sufficient time for posting and adequate time for the consideration of the proposals. Motion passed unanimously.

Officers' Reports

President's Report – Sandor Korein

Written records, including but not limited to proxies, of all Board of Directors elections through and including the election held in 2006 have been deleted from the files.

The Board has received from legal counsel the revised declaration and by-laws which incorporate those changes approved by unit owners at the 2008 meeting of the Association. Mr. Korein will have a readable form of the documents, excluding deleted sections, prepared by his office and made available for reference.

Mr. Korein has contacted a representative of Florida Gulf Coast University to discuss the possible creation of an internship program for students who may be interested in careers in condominium management. He will meet with an FGCU official on April 22 to pursue this matter. The objectives of such a program would be to provide students with practical training and experience while also providing additional resources in the Association office.

Treasurer's Report – Robert Luttrell

As of March 31, 2008, the balance in the Operating Fund was \$263,769.52, and the balance in the Reserve Fund was \$193,367.77. The Operating Fund is held in a checking account, overnight repurchase agreements secured by U.S. Treasury and Agency securities, and a certificate of deposit purchased through the CDARS program. The Reserve Fund is held in a Federal Home Loan Bank bond and a U.S. Treasury Bill money market fund.

Manager's Report

1. Mr. Lisbon has requested bids for the Association's property and casualty insurance and expects to receive four proposals by April 28.
2. Mr. Lisbon is continuing to negotiate with the firm that installed the building's sprinkler system in an effort to recover the cost of replacing that portion of the system that was determined to be potentially defective.
3. The painting contractor who most recently painted the exterior of the building has been notified of a few small areas where the paint has not been serviceable. The contractor will correct these matters at no cost to the Association.
4. A timer for the lobby lights and a cabinet covering the light switches and timer have been installed. Mr. Lisbon was asked to investigate possible alternatives to the existing cabinet.
5. A key pad entry system has been installed at the door on the west side of the garage.
6. Caulking of the marble floors on the ground and lobby levels has been completed.
7. The semi-annual inspection of the domestic water system has been completed. One bladder tank was found to be defective, and a proposal for its replacement has been requested.
8. In response to a unit owner's suggestion, for a test period Mr. Lisbon will place a sign near the mail boxes that will indicate when mail has been delivered.

The following **Committee Reports** were filed and accepted:

1. **UOC/CRC** – John Duder

FEMA has issued new flood maps for this area. An increase in flood insurance premiums probably will follow.

Flower plants have been stolen from the new water feature located at the main entrance to Pelican Landing.

The Hyatt Hotel has joined with WCI to support the vacation of Coconut Road. The Pelican Landing Community Association continues to oppose this proposal.

The removal of exotic plants from the area to the west of Sorrento supposedly is underway, though at an exceedingly slow pace.

The CRC has identified certain inconsistencies in the ownership of and financial responsibility for facilities in certain neighborhoods. For example, the roads and a fountain in the Tuscany Isles community are owned by the Colony Foundation, while comparable facilities in other communities, including Sorrento, are owned by and are the responsibility of the respective associations.

Within the Colony, realtor open houses may be held daily between the hours of 1:00 P.M. and 5:00 P.M. An individual association may adopt more restrictive policies.

The overpayments made to the CDD will be refunded. Still unresolved, however, is the issue of whether the refunds should be paid to current owners or to those who owned the premises when the charges were assessed.

The Bay Club management has reported that the facility had a successful season.

Some Colony neighborhoods are not represented on the UOC, thereby diminishing the influence of the Colony community. There is a lack of consensus among the members of the CRC about the best method of providing both security and convenience at the Colony entrance gates through the use of bar code stickers on vehicles and/or electronic “clickers.” Therefore, Mr. Duder asked the board for guidance on this matter. MOTION: Dr. Jacobs. SECOND: Ms. Maeder. To survey Sorrento unit owners to determine their preferences for the use of bar code stickers and/or “clickers” to gain access to the Colony, and to direct Mr. Duder to be guided by the preference of a majority of the respondents. Passed unanimously.

Unfinished Business

Mr. Korein, noting that our by-laws permit the appointment of officers in addition to those who are elected, suggested that individual directors could be assigned responsibility for certain operational functions such as resident communication and facilities. Actual selection of additional officers could not be made until the Association’s next organizational meeting, presumably in March, 2009. However, Mr. Korein asked those present to consider this concept and to offer suggestions at future meetings.

New Business

MOTION: Mr. Eslick. SECOND: Dr. Jacobs. To keep the gates on the garage entrances closed at all times except when in use. FOR: Mr. Korein, Mr. Eslick, Dr. Jacobs, Ms. Mele. OPPOSED: Ms. Maeder. Motion passed.

MOTION: Dr. Jacobs. SECOND: Mr. Eslick. To accept the recommendation of the Decorating Committee and have the common area carpets cleaned during low season by SERVPRO at a cost of \$3,423.60. Motion passed unanimously.

MOTION: Mr. Eslick. SECOND: Dr. Jacobs. To accept the recommendation of the Landscape Committee and have a low volume irrigation system installed in the annual flower beds by Crawford Landscaping at a cost of \$3,152.22. Motion passed unanimously.

MOTION: Ms. Maeder. SECOND: Dr. Jacobs. To increase the wage rate of Keith Sopha by \$1.00 per hour, to \$20.00 per hour, effective on his employment anniversary date, May 23, 2008. Motion passed unanimously.

MOTION: Ms. Maeder. SECOND: Ms. Mele. To increase the payment made to the One Source employment service for the services of Elizabeth Suarez by fifty cents per hour, to \$14.00 per hour, said payment to include One Source’s fee of \$4.00 per hour. This increase shall be effective on Ms. Suarez’ employment anniversary date, June 1, 2008. Motion passed unanimously.

Mr. Korein directed Mr. Lisbon to ask One Source to provide a better quality vacuum cleaner than the one currently in use.

MOTION: Ms. Maeder. SECOND: Mr. Eslick. To accept the recommendation of Mr. Stinson and retain the services of Russ Whited Christmas Trees, Inc. to install holiday decorations at the front entrance and entry in accordance with their proposal of April 10, 2008, at a cost not to exceed \$3,000.00. Motion passed unanimously.

MOTION: Ms. Maeder. SECOND: Ms. Mele. To enter into an Automated Clearing House (ACH) agreement with Colonial Bank in order to enable unit owners to pay assessments by electronic transfer. Motion passed unanimously.

MOTION: Ms. Maeder. SECOND: Ms. Mele. To enter into an Express Deposit agreement with Colonial Bank in order to allow checks to be deposited to the

Association's operating account by means of a scanner to be located in the Association office. Motion passed unanimously.

The next meeting of the Board of Directors will be held at a date and time to be determined, but in any event not later than May 8, 2008, for the purpose of reviewing insurance proposals

The meeting was adjourned at 4:55 P.M.