

The Vines Community Association, Inc.
Annual Members Meeting
March 23, 2009

The meeting was called to order at 9:00 AM in the Estero CC clubhouse.

A quorum of the membership was not established. Only 172 owners signed in or sent in their proxy.

A motion and second was received from the floor to waive the reading of the previous annual meeting minutes and carried by voice vote.

Skip Loper gave the president's report, summarizing the board's accomplishments of the past year.

R.W. Collins presented the treasurer's report (attached).

George DeAngelis gave a Safety and Security report (attached).

Jordan Ross reported on the Board's decision to ask the unit owners to approve replacing the streetlights on Vintage Trace Circle with the Chesapeake bollard.

Jordan Ross reported on the status of our relationship with the railroad.

President Skip Loper reported that Bob Wagner received the majority of votes for the office of representative from Vintage Trace Circle.

Chris Smith reported on the status of Wal-Mart's request to be allowed to move up the start of construction.

Old Business:

None

New Business:

1. Mailboxes – Pat Cox reported that Trutwin will be replacing all of the mailboxes in Silver Oaks and those on Vintage Trace whose paint is peeling off.
2. Zip Code Change – Tony Jirsa asked the Board to take action to promote a change in our zip code from 33967 to 33928.
3. Cleanup of North Side of Property – Skip Loper reported that we received a notice from Lee County which requires us to clean out the drainage ditch running along the north side of our property. The Board has hired Lewsader's Landscaping to do the work at a cost of \$30,000. The project will be paid for out of the Association's Reserve fund.

The Board then took questions from the residents.

With no further business, the meeting was adjourned.

Respectfully submitted,
R.W. Collins
Secretary

2009 Annual Meeting Reports

Treasurer's Report

The following is a summary of our financial status as of 12/31/08.

Our operating income for the year was \$627,339 and our expenses were \$617,581. That left us with a surplus of \$9,758.

We spent \$47,415 out of our Reserve funds last year to complete the reconstruction of the railroad crossing. We still ended the year with a balance of \$183,991 in our Reserve account.

The quarterly assessment for 2009 remains the same as that for 2008 at \$350, in spite of a slight increase in our anticipated expenses.

The complete financial statement for 2008 was recently mailed to you. It is also available for viewing on our web site. The report from our auditor will be available in a month or two.

R.W. Collins
Treasurer

Safety and Security Report

The past year, while filled with the normal challenges, has proven to be both safe and secure at the Vines.

On the safety side:

- New stop signs have been installed at the intersections of Vintage Trace Circle and Grand Palm Drive, and at the intersection of Vintage Trace Circle and Lost Creek Drive. Additional road painting will be installed at the Lost Creek intersection to provide advance warning of the stop sign.
- A traffic enforcement program has been approved that provides warnings and fines for those who do not observe our speed limits, stop signs and parking rules. While this is a relatively small incremental step in improved safety, it does provide your board with another tool with which to enforce rules that have existed for years

From a Security Perspective:

- Our entry gate bar code system is in full operation and functioning well. Maintaining the system can be costly, so we enrolled Ron Demaray in a factory sponsored maintenance program. Ron spent two days at a facility in central Florida and is now performing scheduled maintenance tasks on the equipment during his regular shifts.
- We have purchased our own two-way radio communication system and it is currently in operation. The new system provides coverage between the security building and the rover car with no dead zones, and offers a new feature whereby the security officer can be in communication with the Estero Country Club professional golf staff. This can be especially useful if unauthorized personnel are seen on the golf course or if an emergency takes place. Previously, we had been leasing radios from our management company. Now, as owners of the system, we enjoy better range, more flexibility and substantially lower costs.
- Our new audio / visual surveillance system is now in operation. All vehicles entering and leaving our gate area will be captured on videodiscs. Additionally, all vehicles that stop at the visitor entrance will be video and audio recorded, providing records of conversations between our security personnel and visitors. Among other benefits, this feature will allow us to monitor guard behavior and courtesy to our members and guests.

The well being of our residents is of primary importance to your board. I hope that our efforts this year have increased your level of confidence in the safety and security of life at The Vines.