

The Vines Community Association, Inc.
Annual Members Meeting
March 22, 2010

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

A quorum of the membership was established in person and by 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.

The nominees for a two year term for representative from Vintage Trace Circle are Don Johnson and Jordan Ross.

President, Candy Boothe, gave a report, summarizing the board's accomplishments of the past year (attached).

Treasurer, R.W. Collins, gave a financial report for the year 2009 (attached).

Committee chairman, Jake Slot, gave a report on Safety and Security (attached).

Committee chairman, Bob Wagner, gave a Landscape Committee report.

Committee chairman, Jordan Ross, reported on streetlights and the railroad.

Candy Boothe announced that Don Johnson received the majority of votes for the office of representative from Vintage Trace Circle.

Old Business:

None

New Business:

1. The proposed Amended and Restated Declaration was approved by a vote of 232 in favor to 12 opposed.
2. The proposed Amended and Restated Bylaws was approved by a vote of 232 in favor to 12 opposed.

The Board then took questions from the residents.

With no further business, the meeting was adjourned.

Respectfully submitted,
R.W. Collins
Secretary

2010 Annual Meeting Reports

President's Report

This has been a really interesting year!

We got a notice from Southwest Florida Water Management telling us to clean out the drainage ditch on the north side of Vintage Trace. It was completely clogged with trees downed naturally or by hurricanes in the past, plus tires, refrigerators, you name it, it was probably in the ditch. The fence was in terrible shape. A lot of work went in to getting that cleaned up.

Then Florida Power & Light contacted me and said they were going to come on the property and cut down the trees on the north and west sides of Vintage Trace to about 15' foot or remove all the melaleuca trees that interfered with the power lines. They asked me if I wanted them completely cut down or trimmed to 15'. I and your board all felt that the residents who would be affected by this should have a say in this decision, so a letter went out to each resident who would be affected by this with a choice of voting to trim the trees or remove them. The residents voted to have them removed. The mess the Power & Light left behind was bad and Bob Wagner, landscaping chairperson, spent many hours and letters getting this resolved. It turned in to a very big project.

There was also another situation on the west side of Vintage Trace regarding the trees that were dying and really looked bad. The board again decided that the people affected by the removal of these trees should have a say in the matter, so the residents decided and the trees came down and now it looks much cleaner and better groomed on that side.

Then we dealt with the perimeter lighting. The board again felt that this affected the entire community and that homeowners should decide whether the money was spent to replace the lights, so the board sent out information on the subject along with a ballot to vote yes or no on the issue. It was almost a tie, the community spoke and the board listened. The lights were not replaced. What I am trying to get across is that this board has been very involved in making sure you; the homeowners are represented and have a voice in your community. It is my greatest wish that all boards in the future continue to do this.

Other things that have come about this past year are:

1. Did away with the rover and lease car, which saved the VCA \$64,755.00 a year.
2. Lowered your homes association dues \$200.00 a year.
3. And finally this board and the previous board worked diligently on the Declaration of the Community Association and the Bylaws. I can't even begin to tell you how many hours were spent on it. It's been a very long and complicated process.

Treasurer's Report

The following is a summary of our financial status as of 12/31/09.

Our operating income for the year was \$628,397 and our expenses were \$594,548. That left us with a surplus of \$33,849. This was primarily due to eliminating the security rover.

We spent \$52,392 out of our Reserve funds last year. \$31,700 of that was to clean out the drainage area along the north fence, \$6,993 for video equipment for the gatehouse, \$5,200 for a pressure regulating valve for the irrigation system and \$2,800 to asphalt the cul-de-sac by the 2nd green. We still ended the year with a balance of \$264,797 in our Reserve account.

As a result of eliminating the security rover, the Board reduced the assessment for 2010 by \$50 per quarter in spite of a slight increase in our anticipated expenses.

The complete financial statement for 2009 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.

Because of the damage to our hedge caused by January's freeze, we may have substantial unanticipated expenses for plant and tree replacement in 2010. Consequently, we will keep last year's surplus on our books as "Members Equity", rather than immediately refunding it to the unit owners, until we have a better idea of what our expenses are for 2010.

R.W. Collins
Treasurer

Security Report

The safety and security of the residents of this Vines community is one of the priority responsibilities of the VCA board. It has been my privilege to serve as the security chairman for the past year. I would like to mention a few items related to security that has been done in the past year.

1. In order to save a significant amount of your dollars the Board decided to eliminate the use of the “rover” this resulted in a savings of \$62,000.00 annually. The benefits of the rover did not justify that expense.
2. New signage has been installed around the perimeter fence in order to comply with law enforcement codes that require signs to be posted at prescribed distance in order to prosecute trespassers.
3. The perimeter fence has been repaired since there was some damage incurred from age as well the process of the tree removal by FPL.
4. Some changes in security personnel have been made based on your requests for the changes.
5. The Board was forced to initiate a photo ID policy for all non residents to gain entrance to the Vines. Unfortunately this has become necessary due to the fact that people have gained entrance to this community that were not authorized. This policy seems to be the most accepted policy of the major communities in Southwest Florida. The Board realizes this has caused some inconvenience and we ask you for your support and cooperation to make this a successful action to maintain the security of our community.
6. The curbing has just been repainted to make it more pleasing to the eye and to make it more visible at night.
7. Speeding continues to be a problem on sections of Vintage Trace. A number of options are being considered at this time. Some options being considered are: the placement of speed control devices such as speed bumps, there are a number of variations of this device that have to comply and meet the approval of the emergency services such as police, fire and ambulance service. An additional option would be sections of rough pavers which would be more effective however cost has to be a consideration.
8. The best deterrent for speeding and security issues would be the vigilance of all Vines residents and looking out for each other and setting a good example for visitors and vendors to follow.
9. The Vines is a great community and a wonderful place to call home and I appreciate being a part of this community and the opportunity to serve on the VCA Board.