

**Vines Community Association, Inc.**

C/O Pegasus Property Management  
17595 South Tamiami Trail Suite 100  
Fort Myers, FL 33908  
Office: 239-454-8568  
Fax: 239-454-5191

APPROVED

VCA Board of Directors Special Meeting  
February 7, 2011 at 8:00 AM  
The Estero Country Club – Presidents' Room

**Call to Order:** President Bob Wagner called the meeting to order at 8:00 AM.

**Establish a Quorum:** A quorum was established with President Bob Wagner, Treasurer/Secretary Joe Houghtalen, Directors Freeman Mast, Jake Slot, Don Johnson and Dr. George York. Vice President Bill Hallisey was absent. Dena Waltchack represented Pegasus Property Management.

**Approval of Previous Minutes:** Joe Houghtalen made a motion to approve the minutes from the meeting of Jan 24, 2011 as presented. Bob Wagner seconded the motion. The motion was voted on and passed unanimously.

**Proposed Amendments:** Dr. George York made a motion that the Board approved the documents to be sent to VCA members regarding the proposed changes to the Declarations of the VCA. The documents to be included are 1) An introductory letter, 2) The Notice of A Special Meeting, 3) A Limited Proxy form and 4) A copy of Exhibit A Amendments to the Declaration of the Vines Community Association. Jake slot stated his opposition to the language on the Limited Proxy that states that the Board recommends a Yes vote on the proxy. After discussion the motion carried 5-1. Jake Slot was the nae vote. Jake Slot left the meeting at the conclusion of this vote. Don Johnson then moved, seconded by Dr. York that Instructions for voting of the proxy be included in the mailing. The motion passed. 5-0.

**Adjournment:** With no further business to discuss, Bob Wagner made a motion to adjourn the meeting. Dr. George York seconded the motion. The motion was voted on passed unanimously.

Respectfully Submitted,

Dena Waltchack  
Pegasus Property Management