

**AUTUMN WOODS COMMUNITY ASSOCIATION, INC.****Board of Directors Meeting****Monday, May 22, 2007****Approved Minutes**

Meeting Minutes from the Board of Directors meeting for the Autumn Woods Community Association, Inc. held on Monday, May 22, 2007 at 6:00 p.m. at the Autumn Woods Club House, 6720 Autumn Woods Blvd. Naples, Florida, 34109.

**Directors Present:** Daryl Silvers, President; Ron Gerdel, Treasurer; Lou Dingerdissen, Secretary and Charley DePeri, Vice President was on conference call. Absent was Jan Donofrio, Director.

**Also Present:** Twelve (12) members of the Association were in attendance as well as Jay A. Vandall, Association Manager with Southwest Property Management Corp.

**Call to Order:** A quorum being established, Mr. Silvers, Board President, called the meeting to order at 6:05 p.m. The Proof of Notice of Meeting was accepted.

**Secretary's Report:** Mr. Dingerdissen motioned April 16, 2007 Board of Directors meeting minutes be approved after amended, Mr. Gerdel seconded and approved by those present..

**Manager's Report:** Mr. Vandall gave a brief the managers report, plus reported the Fire Department had stated the Fire Panel had not been inspected at the Autumn Woods Community Club House for about 5 years Mr. Dingerdissen motioned the Managers report be accepted and Mr. Gerdel seconded and approved by those present.. (See Attached)

2, / **Treasurers Report:** Mr. Gerdel gave the monthly Treasures Report Mr. Dingerdissen motioned the Treasurers report be accepted and Mr. Silvers seconded and approved by those present. (See Attached)

**Old Business:** Mr. Silvers had Mr. Tom Dinan give an update on Treadmills which purchase cost would be \$11,381.78 total with a 1 year Service Agreement, Mr. Dinan also presented the cost for Gym cost for (2) TV's, receivers, mounting, and delivery which came up to about \$3399.00 all was submitted by Gym Source.

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Mr. DePeri motioned to ratify Peck & Peck as Legal Council, Mr. Gerdel seconded and approved by those present.

Mr. Gerdel motioned to ratify Cleaning Chestnut Circle, planting trees taken down through out the community due to Hurricane Charlie, Wilma and disease, Mr. Dingerdissen seconded and approved by those present.

Mr. Gerdel motioned to ratify using Reserve Money to replace the pool motor @ the main pool club house Mr. Dingerdissen seconded and approved by those present.

Mr. Dingerdissen motioned to ratify using Capitol Improvement fund to repair fences from Old Banyan to Autumn Woods Blvd. South and plus the fence repair from Autumn Woods South to the middle school gate, plus replace dead plants, install irrigation drip for new plants and clean up fence area at the front and back of Chestnut Circle, Mr. Gerdel seconded and approved by those present.

Mr. Dingerdissen motioned to ratify the Hiring of Naples Technology for Cameras and security system for \$19,975.51, Mr. Gerdel seconded and approved by those present.

Mr. Dingerdissen motioned to ratify for the Irrigation Automation system to be installed by Master Irrigation for \$56,846.64, Mr. Gerdel seconded and approved by those present

Mr. DePeri motioned to have Peck & Peck to look over WLM landscape contract because WLM had not performing their contract, Mr. Dingerdissen seconded and approved by those present.

Mr. Gerdel motioned to have Club House swimming pool acid washed for \$2600 in June 2007 and wanted a start and finish date, Mr. Dingerdissen seconded and approved by those present.

Mr. Gerdel motioned to pay Mr. Spalding for damages to his car by the Orange Blossom gate, but to get another estimate plus the cost for the deductible and pay the lesser, Mr. Dingerdissen seconded and approved by those present

Mr. Vandall reported to the Autumn Woods Board of Directors that he suggested a legal opinion to review the material alterations/changes being recommended to the Club House Gym and exercise room building/room changes, due to Florida Statues and Autumn Woods Community Association Governing Doc's.

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**Comments by Attending Owners:** Web link, violations, club house, FM transmitters for the gym, common areas plantings, lakes, Autumn Woods Community Association Governing Document Re-Write, Rules & Regulations, parking, trees and plantings.

**Adjournment:** The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Jay A. Vandall – Agent, CAM - CFPM – CMCA

For the Board of Directors - Autumn Woods Community Association, Inc.