

AUTUMN WOODS COMMUNITY ASSOCIATION, INC.
UNAPPROVED MINUTES
June 13, 2007

Minutes of the Autumn Woods Community Association, Inc. held on June 13, 2007 at 6:00 p.m. in the Social Room, 6720 Autumn Woods Boulevard, Naples, Florida 34109.

MEMBERS PRESENT: Daryl Silvers, Charlie DePeri, Lou Dingerdissen, and Ron Gerdel.

MEMBERS ABSENT: Jan Donofrio.

ALSO PRESENT: Jay Vandall, Community Manager, Julie Allen of Southwest Property Management, and approximately 50 members of the Association. Also present were representatives from the Association's Landscape Contractor, Security Contractor, Irrigation Contractor, Gate Security Contractor, and Attorney from Porter Wright.

PROOF OF NOTICE: Jay Vandall produced a copy of the meeting notice which was posted on all bulletin boards and front gate sign.

The meeting was called to order by Daryl Silvers at 6:03 p.m. A motion was made by Charlie DePeri to accept the minutes of the previous meeting as written; Lou Dingerdissen seconded, and the motion carried unanimously.

Presentations were made by the current contractors with whom the Association has maintenance contracts.

Weiser Security is the guard service who mans the front gates and access control. They cited some frustration on the part of residents who have called the gate house to report suspicious activities or crime on the property. Weiser recommends that residents call the Sherriff's office directly to get a faster response. To prevent theft, residents should lock their car doors. A voicemail system will be installed on the phone at the gate to record resident requests to provide access to guests. There is a problem with the hard drive on the computer which they are trying to resolve. Any complaints regarding the guard service should be reported to the manager's office at Autumn Woods.

Irrigation Masters is maintaining and making improvements to the sprinkler systems. The North pump is not working due to lake levels. A laptop computer is being installed in the manager's office which will disable others from running the irrigation system and may be controlled by a GPRS cell phone.

Effluent water – The County is looking into whether or not Autumn Woods' water is 100% reclaimed. Phase II restrictions are in effect due to the drought except for new trees.

The Association is looking into re-charge wells and getting permits. It will be necessary to conduct a test and drill to the aquifer to determine the feasibility.

Security and Access Control Systems reported that the transponders which will be replacing the access clickers are on order and should be received by late July. The transponders will work in the same manner as a "Smart Pass", and will be installed in car windshields. An installation date will be determined and published. On vehicles that are not compatible with the transponder system will receive transmitters instead. Vendors will no longer be to use the Orange Blossom gate. The system allows for removal of transponder codes so that departing residents and lessee codes can be removed. Vehicle ownership will be verified.

Northstar Landscaping began on May 15. They are working together with Irrigation Masters on sprinklers. Eventually, they will take charge of watering the common areas. Fertilization will be done next week. They have cut back trees and shrubs and some Palmettos have been removed where necessary. Vines will be removed at no additional expense to the Association in lieu of mowing due to the drought. Northstar will be using pine straw for mulching, which is a separate line item from the landscape contract. Any sprinkler heads that are damaged by the mowing crew will be replaced at the contractor's expense.

Northstar will be creating an inventory of the trees and noted that individual homeowners are responsible for trimming their own canopy trees. Included in the landscape contract are ant and weed control. Mowing is currently being done on Mondays, but due to homeowner requests, they will be mowing closer to the weekend.

The lawyer representing the Association from Porter, Wright, et al. explained the coordination of the Master Association with the sub associations and the powers and duties of the Architectural Review Committee in accordance with Covenants. All sub-Association votes affecting their neighborhoods must also be approved by the Master Association. Voting by the neighborhoods is conducted by Delegates to the Master Association. The ARC is appointed by the Board, who then reviews submissions by owners for Requests of Modifications to the exterior of their property. A Violations Committee has been established to identify and review violations of the Covenants, Conditions, and Restrictions and notification to the owners who need to correct them.

A discussion took place regarding numerous violation notices that went out to members of the Association. The Board recognized that some violation notices went out in error; that some owners received notices which were unclear and needed clarification. Mr. Dingerdissen apologized on behalf of the Board of Directors for these errors and omissions.

Daryl Silvers identified the Wetland areas as part of the Master Association and as such, permits for removal of trees are needed. Exotics and invasive plants must be removed to protect these areas in accordance with County regulations. The Association has been

6/13/07

cited for not maintaining these areas properly and are in the process of restoring these areas (Goodlette-Frank Road).

Ms. Noonan identified a serious trip hazard on the pathway through the Preserve where she fell; she provided photographs of her injuries and requested reimbursement for her medical expenses. The Board agreed to reimburse her, and to fix areas throughout the property where there are problems.

A Petition was presented to request repair and/or replacement of the playground equipment. Any new equipment or changes in the surfacing would require they are in compliance with the Playground Safety Act. Proposals for repairs will be requested.

The Board requested a list of residents who are participating in volunteer activities so their names can be submitted to the insurance company for their protection.

Manager's Report:

Ms. Waldron of Collier County inspected the Goodlette Frank Preserve area and was pleased with the progress.

The Association was cited for an infraction of the pool and was required to have the pool acid washed, which is in progress.

Both Signcraft and Lykins have provided proposals for improvements to the signage. Signcraft will be replacing street signs previously installed by the D.O.T, and Lykins will be lowering the Autumn Woods sign at the front entrance. Charley DePeri made a motion to request bid clarification on proposals on Road Improvement Reserves . Ron Gerdel seconded, and the motion to get bids passed unanimously.

Treasurer's Report:

Ron Gerdel reported that the financials reflect an increase in Owner's Equity and that Accounts Payable is currently at \$160,000. Collections of Special Assessments will offset this amount. Effluent Water was over budget by \$5,000. Approximately \$27,000 has been spent to address Preserve violations received from the County. He noted that more will be spent on the Goodlette Frank area to address other issues besides irrigation, and that he anticipates expenses to be in the \$50,000 range, and will be repaid upon collection of special assessments.

Daryl Silvers highlighted the money spent on repairs due to vandalism on the property, which was around \$5,500. Dog waste stations have been pulled out of the ground and thrown into lakes, as well as other vandalism by residents and guests has occurred.

There being no further business to discuss, the Acting Secretary departed at 9:00 p.m. as the Board and remaining residents engaged in general conversation.

Respectfully submitted,
Julie Allen, Southwest Property Management