

AUTUMN WOODS COMMUNITY ASSOCIATION, INC.**Board of Directors Meeting****Monday, April 16, 2007****Approved Minutes**

Meeting Minutes from the Board of Directors meeting for the Autumn Woods Community Association, Inc. held on Monday, April 16, 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; Charley DePeri, Vice President; and Lou Dingerdissen, Secretary and Jan Donofrio, Director.

Also Present: Nineteen (19) 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. Gerdel motioned to table the 2007 Annual Meeting minutes Mr. DePeri seconded and approved unanimously, Mr. Dingerdissen motioned March 12, and March 16, 2007 Board of Directors meeting minutes be approved after minor changes Mr. Gerdel seconded and approved unanimously. (See attached to 2007 minute book in Autumn Woods Community office)

Manager's Report: Mr. Vandall gave a brief overall on the Special Assessments and Grant proposals from US Forestry, automation of the irrigation system (see attached to minutes), and April 2007 managers report Mr. DePeri motioned the Managers report be accepted and Mr. Gerdel seconded and approved unanimously.

Treasurers Report: Mr. Gerdel gave the monthly Treasures Report with P&L and Dick Lawrence will be going over special assessments, with Mr. Gerdel. Mr. Gerdel also stated Maintenance is running over budget and so was Office Expenses but most was due to all mailing at the end of 2006.

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.

Mr. Dingerdissen motioned to have Mr. Gerdel, Mr. Dingerdissen and Mr. Dinan to work on Treadmills with Lease Decision Mr. Gerdel seconded and approved unanimously. (See attached motion in Minute Book).

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New Business: Mr. Dingerdissen motioned to have Mr. DePeri and Mr. Dinan to form a Committee to review Club house, gym room and exercise room and building structure changes, Mr. Gerdel seconded and approved unanimously. (See attached motion in Minute Book).

Board of Directors asked Mr. Vandall to get Price from Nassau Pools on Acid Cleaning Club House Swimming Pool, as suggested by Mr. DePeri.

Mr. DePeri motioned to hire Security Access to install the Smart Pass Transponder Reader, contract for \$43,251.52, Mr. Dingerdissen seconded and approved unanimously.

Mr. Donofrio brought up the lake erosion repair at Cedar Ridge Condominium and felt Cedar Ridge should pay all cost to repair, Board of Directors agreed to get legal opinion.

Mr. DePeri motioned to hire Storm Secure to install shutters on the Club House for \$7500 and also install shutters on the Gate House for \$1750, Mr. Dingerdissen seconded and approved unanimously.

Mr. Dingerdissen motioned to spend up to \$5000 to repair fence along Chestnut (Stone Gate) to Autumn Woods Blvd. and the repair fence along Autumn Woods Blvd. up to school gate and replace all fence poles that need replaced Mr. Gerdel seconded and approved Mr. Dingerdissen seconded and approved unanimously.

Mr. Silvers asked the Board of Directors to look into installing speed bumps, reflective tape for (crosswalks) caution areas have Collier County Traffic Enforcement come into the Community, plus have all signs checked for Collier County Compliance, the board of Directors agreed to investigate.

Mr. DePeri motioned to replace WLM (Workaholics) with Northstar Landscaping @ \$108,000 per year contract, Mr. Gerdel seconded and approved by Mr. Silvers, Mr. DePeri and Mr. Gerdel. (Mr. Dingerdissen and Mr. Donofrio opposed).

Comments by Attending Owners: Violations, Legal Council, and the Autumn Woods Community Association Governing Document Re-Write, Special Assessment, Rules & Regulations, Parking, Trees and plantings.

Adjournment: The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

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

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