

**GLADIOLUS PRESERVE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Wednesday, October 21, 2015  
**Hour:** 6:30 PM  
**Place:** Gladiolus Preserve Clubhouse  
9659 Gladiolus Preserve Circle. Ft. Myers Fl. 33908

*As required by law, the notice with agenda attached was posted on association property at the place designated by rule for the posting of such notices in accordance with the bylaws and statutory requirement.*

**Call to Order:** The meeting was called to order by President, Lance Henninger at 6:30 PM, and a quorum was established. Proper notice was given and recorded.

**Directors Present:** A quorum was present with all five Board members. Present were, Lance Henninger, Bob Adams, Larry Culling, Bradley Kimmel and Warren Rood. Also present was Lori Cline, CAM, CMCA, AMS and Dan Cline, CAM of Sandcastle Property Management and several owners as noted in attached sign-in sheet.

**Approval of September 16, 2015 Minutes:** A motion was made by Larry Culling and seconded by Bob Adams to approve the September 16, 2015 minutes. Motion passed.

**Treasurer's Report:** Bob Adams reported on the September 30, 2015 financial report.

Operating Asset	\$303,201.70
Cash Reserves	\$310,153.03
CD	\$ 21,893.65
Total Assets	\$635,248.38
Total Current Liabilities	\$ 33,463.93
Total Reserves	\$332,046.68
Prior Yr Fund Bal	\$247,881.86
P&L or Budget	\$ 21,855.91
Total Liabilities/Cap Res	\$635,248.38

\$174,284.33 in arrearages.

Treasurer's report was accepted as read. Budget workshop is set for Tuesday, November 3, 2015 at 6:30PM.

**Committee Reports:**

**Doc Re-Write Committee:** Gary Maier reported thanked all of the committee and stated that there were a lot of comments on the web page about the docs. He said they will have input from the attorney soon. They expect to have a final to the Board to review at the next Board meeting.

**Compliance Committee:** Bob Adams reported that there were a lot of letters sent out. Bob Adams and Bradley Kimmel will be inspecting.

**Adjacent Properties Committee:** No committee was present.

**Fining Committee:** Lance Henninger reported that there have been applications submitted which were reviewed by the Board. Motion by Lance Henninger and 2<sup>nd</sup> by Larry Culling to appoint Ann Tzitzis, Paul Chasse, and Madonna Williams to the Fining Committee. Motion passed.

**Lake Maintenance:** Bob Adams reported that there were a lot of toxicities in the pond. Oxygen levels up, chlorophyll down. A lot of fish were killed but it did not affect the turtles. Bob suggested allowing people to voluntarily cut their own Thalia and Swamp Grass

around the lake once a year but submit an ARB to cut it. Lance Henninger suggested not requiring an ARB but just have a point of contact for the owners to inform someone (either the Lake Committee Chairman or Management Company) that they will be doing it. Bob will put together an e-mail for the Board to review.

**Social Committee:** Julie Laffargue reported that the Halloween Party decorating will be October 21<sup>st</sup> at 1pm.

**Comments from owners on Agenda Items:** Madonna Williams asked that when Bob Adams makes recommendations for owners to cut Thalia that they cut and not pull it and let it float back into the lake. An owner asked what the breakdown of delinquencies was. Bob Adams showed him the report. Julie Laffargue reported they have started clearing the land for the new development.

**Old Business:**

- A) **Gate Repairs:** Dan Cline reported that he has proposals for this type of work. Warren Rood inquired as to why the gates were installed differently. Dan will inquire with the bidders.
- B) **Gate Issues:** Dan also reported that there are not any other alternatives from the present Gate Contractor to resolve the gate opening problem other than moving the access reader which could potentially cause a vehicle traffic backup problem. Dan Cline will get a second opinion by another company to solve the problem.
- C) **Rental Status Update:** Larry Culling reported:
  - a. 9310 GPC – The attorney will be going to court on this property.
  - b. 9729 GBL – GPHOA has requested the \$23,354 in fines from the bank that has taken this property.
  - c. 9500 GBC – The tenant is still living in the property. There have been significant costs in repairs in the past but the HOA should be starting to see some income generated by rents received.

**New Business:**

- A) **Community Yard Sale:** Lance Henninger reported the annual sale is always the first full weekend in December. This year it's December 5<sup>th</sup> and 6<sup>th</sup> 9am-4pm. Lance provided the Board an event plan and asked Bradley Kimmel to spearhead it. The plan includes an authorization for members participating in the sale to park at the clubhouse 24/7 that weekend starting Friday the 4<sup>th</sup> provided they put their last name and street address on the dashboard. The Board agreed with the plan.
- B) **ARB Requests:**
  - 9040 GPC – Remove existing lattice on sides of home with fence sections that match the homes on each side of the property. Motion to approve contingent on fence being installed in accordance to the docs: Larry Culling 2<sup>nd</sup> Bob Adams – Motion Passed.
  - 9599 GBC – Expand pool deck and screen enclosure, screen front entry. Motion to approve request: Bob Adams 2<sup>nd</sup> – Bradley Kimmel. Motion Passed.
  - 9340 GPC – Repair faulty stucco and paint: SW7032 Warm Stone - house and garage door, SW6334 Sunflower Pot - entry doors, SW7035 Aesthetic White - trim. Motion to approve request: Larry Culling 2<sup>nd</sup> Warren Rood. Motion passed.
  - 9759 GBL – Landscape side of driveway with edging border river rock and stepping stone contingent on taupe stone and not to exceed 32" in width. Motion to approve: Warren Rood 2<sup>nd</sup> Bob Adams – Motion Passed.
  - 9269 GPC – Beazer warranty work to repair stucco. Paint SW7021 Simple White – house, SW7005 Pure White – trim. Motion to approve: Bradley Kimmel 2<sup>nd</sup> Bob Adams. Motion passed.
  - 9705 GBL – Replace gate with a wider one to allow lawn mower entry and bring fence out closer to the street to match the neighbors. Motion to approve: Bob Adams 2<sup>nd</sup> Bradley Kimmel. Motion passed.
  - 9350 GPC – Paint SW6162 Ancient Marble – house, SW6165 Connected Grey – trim, SW6334 Flower Pot – door. Motion to approve: Larry Culling 2<sup>nd</sup> Bob Adams. Motion passed.
  - 9450 GPC – Installation of pool and pool enclosure. Motion to approve: Larry Culling 2<sup>nd</sup> Bob Adams. Motion passed.
- C) **President's Comments:** Lance Henninger reported finances look good and they are working on the budget. Speeding seems to be more controlled. Dan Cline will check with the Sherriff on the most recent stats. Lance again thanked all in the community for their volunteer work.
- D) **Maintenance Report:**
  - Proposals to approve:**
  - Gate Issue Update:** Motion by Lance Henninger 2<sup>nd</sup> Bob Adams to approve Carter fence repair to the dumpster. Motion passed.
  - Storm Basin Update:** Dan Cline reported that the bid needs to be approved by the Board. Motion by Lance Henninger 2<sup>nd</sup> by Bradley Kimmel to accept proposal by Condaris. Motion passed.

**Fence Proposals:** Dan Cline reported he is still collecting bids. This item is tabled.

**Playground Update:** Dan Cline submitted proposal by Carter Fence. Motion to accept proposal by Lance Henninger 2<sup>nd</sup> Warren Rood. Motion passed.

- E) Board Member Comments:** Bob Adams reported that there are owners that need to be fined. Lance Henninger reported that will be set up with the new Fining Committee. Warren Rood inquired about a credit card and Lori Cline said she did talk to the bank and that they did say there was a risk. Lori had an article and passed out to the Board. The Board will review and Lori will do more investigation about the requirements of obtaining the credit card.

**Schedule Next Meeting:** Date and time is November 18, 2015 at 6:30PM (also the budget meeting).

**Comments from owners on non-agenda items:** An owner asked about hanging decorations using a chair or unsafe procedures and the liability of the Association for this type of volunteer work. Lori Cline reported that it would help to write a safety policy for volunteers. The Board was thanked for all of their volunteer work.

**Adjournment:** There being no further business the meeting was adjourned @8:42PM. Motion Lance Henninger, 2<sup>nd</sup> Bradley Kimmel – Motion passed.

Respectfully submitted by Lori Cline, CAM, CMCA, AMS on October 21, 2015