

### **Men's Coffee Group Minutes – April 23, 2013**

Meeting commenced at 9:00 am with guest speaker – Christa Stanley – a Real Estate Agent who specializes in rental properties. Christa reported that the rental market in S.W. Florida is very strong at this time. Village Walk has only 4 listings on MLS (Multiple Listing Service) at this time – 2 annual and 2 seasonal. Christa also reported that rentals can range from \$1,400 to \$2,400 per month on annual rentals and up to \$4,000 on seasonal rentals. Our community is competitively priced with Palmira and San Remo due to our fine amenities. Christa explained that as part of her rental process, she performs both credit and criminal checks on all renter applications. She also stated that the “quality” of tenants has greatly improved over the past years. The cost for listing, credit and criminal checks is one month of the yearly rental. The question of “evictions” was brought up from the floor. Christa stated that she has not been involved with any eviction situations, but there is a site: “Evict.com” that can help landlords with the eviction process. If performed correctly, an eviction process can be completed in one month.

For landlords concerned about their properties while vacant, she would be happy to assist owners in obtaining a “Home Watch Service”. Lastly, Christa explained that in Lee County, there exists a 15% hotel tax on any rental agreement less than a period of six months. At this time, we thanked Christa for her report, and we continued with a series of general questions and answers.

One of our member's complained that Officer Sanchez was too “aggressive” in patrolling both stop signs and speeding restrictions. A lively discussion ensued. The general consensus was that it would be best for everybody to just slow up and stop at stop signs.

The next question involved the placing of Bahia Grass along our lakes. Some residents support the practice and feels that it helps with erosion. Others disagree.

A member of the fishing club asked that members check on the circulation pumps in the lakes behind their houses, as this is the best way to check if they are in operation.

A question was asked as to what kind of fish are in our lakes (retention ponds). The answer was Tilapia, carp, bass and catfish.

A member reported that he was very happy with a cleaning service he contracted for his home. He asked that it be included in our Minutes. The name of the service is “Cleaner Than Yesterday”.

Another member mentioned that he solved an ongoing problem with millipedes by using “Bayer Spectracide”. A member asked if anyone could recommend a good body shop for small dents and dings on automobiles. “Dealer's Choice” on Bonita Beach Road and Bonita Grand, and “Matches” on Old 41 were both recommended.