

## **Men's Coffee Group Minutes – June 10, 2014**

Narrator: Jack Silk – Meeting commenced at 9:00 am – opening with a Question and Answer format.

Craig Musick was first to address the Group. He suggested that members check the bleeder valves found outside our homes for leaks. Craig mentioned that the water company (Bonita Springs Utilities) is responsible for all leaks up to the water meter, and the Home Owner is responsible for everything after the water meter. The bleeder valve can be easily replaced by the Home Owner at a minimal cost and without the need of a plumber.

Craig also mentioned that Crowthers Roofing will be spraying a test application (roof cleaning) at 15673 Bone Fish Trail – today - June 10, 2014. All are invited to go by the property in the coming days and weeks to check out this biodegradable technique. Craig also mentioned that in no way is he trying to push Crowthers Roofing, but the technique that Crowthers uses is what we should be concerned with, and the results should be compared with traditional power washing.

Les Lutz also mentioned that he used a company named the “Clean Up Group”, which uses a similar biodegradable process. Les reported that the initial application costs \$400.00, with follow up applications every six months at a cost of \$100 per application.

Don Daily was the next to address the Group. Don has been looking into our Street and our Community Lighting. Don reported that the Street lights surrounding our neighborhood are owned by FP&L, and are leased by our HOA. FP&L as such is responsible for repairs. All other lighting i.e. pools, tennis courts, bocce courts, etc. are owned by the HOA. Rex, our handyman, inspects these lights on an on-going basis.

Don also reported that Kathryn Halas, our Town Manager, reported that the major problem with FP&L is the response time in making repairs once reported. Don mentioned that our HOA pays approximately \$12,000 per month in electric charges.

Another member then addressed the Group. He suggested that all Home Owners check their Comcast Bills, as they seem to be charging for the Digital Adapters that we are supposed to be supplied free of charge.

Next issue raised was that of Logan Blvd, and what work is going on at this time. It was reported the work going on outside our wall along Logan Blvd. is being done by Pulte. They will be cleaning up and planting along Logan prior to our taking over our Community. Pulte will provide plantings, but our HOA will be responsible for Maintenance.

Tom Wade reported that he had his screens in his screen enclosure replaced after being damaged in our recent hail storm. Tom reported that he contracted “Screens Plus”, and was very satisfied with the work. Tom has a Caymen Model. He chose to use a “PVC” coated screen that came with a 10 year warrantee. The cost of the project was approximately \$1,000.

Next topic raised from the floor involved hurricane shutters. The question was: “must shutters be painted when put up for the hurricane season?” The answer is yes – either white or the color of the house. At this time, it was recommended that all home owners should, on occasion, read the documents that were supplied at the time of home purchase, since there is a lot of valuable information provided.

A member brought up the “hard cut” along the eastern walking trails in our Community. It was reported that this “hard cut” was long overdue, not only for aesthetic purposes, but for safety issues as well.

Les Lutz reported that the Covenants Committee has talked to Scott Brooks of Pulte about altering some of the Covenants prior to our take over. Scott will be looking into this issue.

The floor was then turned over to Mike Pace. Mike reported on the progress made involving our take over of Village Walk from Pulte. Mike mentioned that the Transition Committee, as well as the many Sub-Committees, has been working diligently in addressing the many issues involved with take over. They have been studying “Development Reports”- evaluating what has been done, and making sure that all codes have been met, checking on infrastructure, landscaping, plantings, soil conditions, leases, contracts and much more. A Consulting Company has been contacted and maybe used in reviewing our existing contracts.

Mike mentioned that he was surprised to find out that the two front lakes are owned by the HOA, and not the CDD, as are all our other lakes (retention ponds). We are making sure that all our lakes meet Engineering Studies.

Mike stated that he is under the impression that the Comcast Contract should renew in February of 2015. A preliminary review of the Contract may allow us a way out, or allow for an upgrade of services. We need to look into this in the coming months.

Mike stated that turn-over should take place on or about the beginning of the New Year. All Sub-Committee drafts should be presented to the Transition Committee by October 1, 2014. The Transition Committee will submit a complete report based on the Sub-Committee Reports by November 1, 2014.

Mike also announced that Scott Brooks and Pulte has agreed to pay for, and has hired, an Engineering Firm to prepare an Engineer’s Report. This is the first time Pulte has agreed to such a Report prior to take over of any of their Developments.

Jim Bridges reported that prior to takeover, Pulte paid \$150,000 for repair of Lake Banks in Verona Walk. This is a good indication that Pulte is working with Verona Walk’s Community, and hopefully, Pulte will continue this good faith with our HOA.

It was also reported that the models changed at Village Walk during its 10 years of development. Pulte agreed to build DiVosta’s models for five years after acquiring DiVosta solid built concrete homes. After the five years, Pulte switched to Block Built, which they have been building for years.

Meeting adjourned at 10:15 am

Note: A special thanks to Dave Varano, a Village Walk Resident and owner of AAMCO, for supplying the coffee for our Men’s Club Meeting.