

Minutes - Men's Coffee Group – May 10, 2011:

Discussion of HOA Fees dominated the early part of the meeting. It was reported that the fee schedule based on lot size would not be implemented at this time. An alternate method to base HOA fees might be to base them on square foot of home or based on contract cost for grass cutting, mulching etc. as these costs are already broken down by type of unit i.e. Capri, Oakmont, Carlyle, etc. This method was introduced by Clement Ross. I am sure more discussion on this topic is needed.

Clement Ross also mentioned that splitting of our landscaping contract might be more cost effective. By splitting of contract, we would have one for lawn care and another for plant replacement.

Green Care has been hired at a cost of \$45.00 per hour to truck in additional water for "hot spots" developing in our green areas. Mainscape was approached first, but wanted \$110 per hour for the same work.

Don Martell reported that there was an article in the Bonita Daily News (or Lee County News) indicating the purchase of 1.414 acres on the east end of Bonita Beach Road from Bonita Beach Road LLC. The Group making the purchase was "RP Bonita Beach Road LLC. Comprising Rockpoint Capital and Ronto Group. I was under the impression that Ronto Group was bankrupt? The property was purchased for \$18 million!

It was also reported in a local paper that Island Walk and other communities are having trouble with the water quality in their lakes and ponds. Island Walk has spent more than \$300,000 to add aeration. Clement Ross stated that Lee County mandates aeration in bodies of water 12 feet deep or more. This would include the Lakes at Village Walk. Hopefully we will not experience the problems concerning the water quality and buildup of "muck" that may require dredging in the future where no aeration has been provided.