

Men's Coffee Group Minutes – November 26, 2013

The meeting commenced at 9:00 am

Frank thanked John Adams, Don Dailey, Don Martell, Jack Just and Jim Bridges for their work in running meetings over the past seven months. He also acknowledged the financial support of Dave Varano of AAMCO Naples.

Frank talked about the budget and told the group that a community Budget Review meeting is scheduled for Wednesday February 5th at 6:30 pm. At that meeting, Kathryn will review the 2014 budget and answer questions in an informal meeting. Frank commented that there were a few errors in the Projected Expenses shown on the mailing piece send to residents (this is an information column - see footnote to these minutes for details). There were no errors in the 2014 budget or 2014 HOA fees.

Frank also commented that while the 2012 audited financial statements will be mailed to owners as a part of the Notice of the 2014 Annual Meeting, a copy can be found on the Men's Coffee website. This was in answer to a question about the amount of money in the reserve accounts.

There was considerable discussion about handover and the need for a strong transition committee. A number of suggestions were made, including hiring a consultant, engaging an engineer to assess the state of repair, the adequacy of our reserves, how to form a transition committee, how to fund a transition committee's expenses, etc. Frank is working to get speakers from IslandWalk and VeronaWalk; Scott Brooks will also be asked to speak to the group.

The meeting concluded with Kathryn Halas answering questions on a variety of topics. She announced that Comcast had appointed Nancy Moylan 239-240-7750 as VillageWalk's trouble shooter. Residents should call Nancy directly with issues, Kathryn also announced that Comcast had increased its customer service staffing in the area from 30 to 300 people and was creating a service hub in southwest Florida.

Kathryn also clarified the arrangements for yard waste pickup. Yard waste generated by Mainscape (including fallen palm fronds) is picked up daily. Yard waste generated by residents is to be tied into a bundle and placed out with the recycling on Tuesday.

The meeting adjourned at 10:20 am.

Corrections to 2014 HOA Fees Mailing:

The 2014 Budget information (right hand three columns) are correct

- 2013 Projected Expenses line 411 Total Maintenance Fees should be \$4,267,568, not \$6,764,221.
- Projected Developer Subsidy should be \$538,480, not \$0
- Total 2013 Town Center Actual Expenses should be \$639,655, not \$116,462
- Total 2013 Town Center Projected Expenses should be \$894,086, not \$172,158
- As a result the Totals for (a) Total Income Projected, (b) Total Common Expenses Actual 9 months, (c) Total for Total Common Expenses Projected, (d) Total Common and Neighborhood Expenses Actual 9 months and (e) Total Common and Neighborhood Expenses Projected change.
- The 2013 Budget Summary of Expenses By Model (Items 10 through 15) shows the 2012 budget data not the 2013 data –refer to last year's (2013) mailing for the correct details.