

## **Men's Coffee Group Notes; 9/25/2012**

The meeting began with a report on the "Capital Improvement Fund, given by Vince Marchesani. Vince reported that a mechanism to fund Capital Improvements (streets, painting of buildings, sidewalk repair, etc.), will be voted on by Village Walk residents this winter. Vince explained that all first time home buyers (i.e. who purchased from Devosta/Pulte) pay 2 months of Home Owner Association dues at time of purchase into the Capital Improvement Fund. The Fund is also financed with a small percentage of our quarterly HOA fees. The amount collected will not or does not adequately finance the Fund. Last year, we had a vote to have second time home purchasers (i.e. a resale) pay roughly \$1,000 at time of sale into the Fund. For various reasons, the measure did not pass. This year, there is to be another attempt to pass this measure. Unlike last year, Scott Brooks has agreed to vote according to the percentage voted at the meeting. If the Homeowner's vote say 60% for and 40% against the proposal, Pulte will divide their votes according to the Homeowner's vote. Vince also mentioned that if the measure fails, it will be necessary to find some other way to finance the Capital Improvement Fund. This Amendment will be presented in common language to the Homeowner prior to the vote, then be transcribed into legal terms by Attorneys.

Vince then reported that there are four openings (due to resignations) on the Safety Committee. The next Safety Committee Meeting is to be held on September 23rd. Anyone interested is welcomed to attend.

The next issue discussed involved the proposed emergency exit (construction entrance). It was suggested that the emergency exit (a knock down wall or gate) planned by Pulte is not sufficient. A more usable gate, possibly with a one-way transmitter to open the gate would be more suitable. Questions as to the setbacks required for a usable second entrance might be an issue. Pulte should be made aware of the Homeowner's concerns and help address the issue. The Safety Committee will review this issue from a safety standpoint.

Another member reported that the construction gate has been found open after 7:30pm. It is believed that the Gate House guards are responsible for checking on this gate. The Safety Committee will look into this matter. The Committee will check the post orders of the Gate House in hope of correcting this and other safety issues.

Our town Manager, Kathryn Halas reported on the following issues:

- New non-slip tiles have been placed in the Town Post Office. Most agreed that it is a great improvement over the carpet.
- The new mulch being spread throughout the Community comes from our original vendor, and is a better quality than last years. This year's mulching project should be completed in another week.
- The pruning of our trees should be completed in six weeks.
- Kathryn reported that the erosion problems around our lakes is an on-going problem. Please report any serious problems to the office.
- Kathryn reported on the "Upland Planting Beds" around our lakes. In the past, we have had problems getting permission to trim these beds from the "Southwest Water Management District". Kathryn has secured permission from S.W. M. D. to trim these beds and maintain them at a height of 4 to 5 feet. Kathryn has been looking at bids ranging from \$12,000 to \$36,000 to cut and maintain these beds.
- Kathryn reported that the landscaping of the Village Walk community wall will be completed by Thanksgiving.

- Kathryn also discussed the problem we are having with maintaining the North Side of Bonita Beach Road. We have had Mainscape cut and maintain the median, although this is probably not our responsibility. The North Side sidewalks are overgrown and may present a safety hazard. This problem has been reported to both Councilman - Bill Lonkart and the Bonita Springs City Manager - Carl Schwing. Mr. Schwing advised that this situation will be investigated and will get back to us.