

## Minutes - Men's Coffee Group – September 27, 2011

On November 3rd, from 2:00 to 4:00 pm, a Special Meeting by the “Bonita East Stakeholders Association” will be hosted by VillageWalk of Bonita at the Town Center. Mayor Ben Nelson, our City Councilman – Bill Lonkart, and others will be in attendance. The illegal gun range and other issues will be discussed.

The next issue discussed was the Special Amendment Meeting. There were not have enough owners present to take a vote on the Capital Fund Proposal of a \$1,000 Fee, Buyers of resale properties would pay to the Fund. Another meeting is to be set within 90 days for another vote. It was reported that the mailings of Proxy's may have been sent too late and received in too little time to respond.

The question came up as to First-Time Home Buyers of Pulte Properties. Do new Home Owners pay \$1,000 to Pulte, or does Pulte pay this amount? Has every home in Village Walk sold by Pulte contributed \$1,000 to the Capital Fund? It appears that at the time of the takeover by the Homeowners Association, the Transition Team would be responsible to exam these areas. It was also mentioned that Scott Brooks stated that there was about \$900,000 in Reserve Funds. Tom Wade mentioned that by his accounting, there is approximately \$784,074 in Reserve Accounts. \$525,873 in Capital Accounts; \$258,201 in General Reserve. A difference of \$115,926! There also seems to be a great deal of confusion as to when monies are used or drawn from either the Capital or General Fund, and as to what purpose?

The next issue discussed was that of the Next Village Walk Budget. It was stated that Southwest Management is presently working on our Budget. At this time, our Finance Committee has no input to these proceedings.

Oak Trees and Sidewalk Damage was the next topic of discussion. It was noted that Island Walk of Naples Home Owners are being assessed \$150.00 per unit for root cutting and sidewalk repair. Mainscape stated that our Oaks will eventually cause the same problem. It is their belief, that the planting of Oak Trees was mandated by Lee County. We will probably have to address this issue sometime in the future.

Mainscape also mentioned that new mulch will be placed throughout Village Walk Bonita in mid to late October. Last meeting, Mainscape was told that there was a lot of weak growth in our nature areas. One of our member's reported that there has been a great improvement and thanked Mainscape for their response. Mainscape was asked when the landscaping contract was up, will it go out for bid, or will it just be granted to Mainscape? At this point, Mainscape is unsure what process will be followed. Mainscape also reported that wood stakes (supporting trees) are usually removed within 1 – 2 years of planting. Mainscape also reported that they will be cutting growth around the shoreline of our lakes 5 times a year. Most of these cuttings will take place during the summer months when the lakes are low.

The next issue discussed was that of radon in Village Walk of Bonita Homes. Some homes have been tested and failed Radon Tests. It was mentioned that our homes are built of concrete, and therefore, may contain radon. Radon can be mitigated through various techniques.

Another issue reported on was the Front Gate letting Private Investigators into Village Walk. Should this be allowed? Kathryn was not aware of this issue, but will look into it, and report back to us.

Kathryn also reported that we have a new Assistant Town Manager – Tony Dumas. Mr. Dumas has had long-time experience as both a Town Manager, and Assistant Town Manager. The Men’s Club welcomes him and wishes him luck in this new position.

With the new high season beginning, safety and pool rules have been raised again. It was asked, if we could increase our “Roamers” Hours, so that they may start their patrols earlier than 4:00PM.

Another suggestion was to hire lifeguards. These could be college students (not great expense), and provide some formal presence at the pool. Maybe a Volunteer Committee could be formed, and would be willing to patrol the pool area.

It was suggested that Home Owners and Residents be informed of our pool rules & regulations in our Monthly News Letter – Talk of the Walk. The News Letter should also make it clear that if these rules are violated, the County could shut our pool down.

Kathryn also mentioned that if Railhead expanded their service to a “poolside” service, they could help police the area by reminding the guests not to bring drinks (glass) into the pool area.

Kathryn also reported that the Tot Lot bathrooms had been vandalized again! It was suggested that the Fitness Club Key be expanded to the Tot Lot and Tennis Bathrooms during evening hours.