

Men's Coffee Group – September 9, 2014

Moderated by John Adams, the meeting was called to order at 9:00 am. The meeting opened with a general discussion format.

Mike Pace mentioned that he, Don Daley, Jim Bridges and Kathryn Halas met with representatives from Florida Power and Light (FP&L). They discussed the on-going problems with frequent electric outages at VillageWalk. FP&L has installed new equipment which once fine tuned, should help reduce both the frequency and duration of these electric outages.

As a part of the transition due diligence work, Don Daily has been looking into FP&L billing of the Home Owners Association (HOA) within our community. Don believes the billing may not accurately represent our true usage. Most of our community charges involve equipment rental (i.e., poles, wiring, light fixtures, etc.). Only 10% of the bill is actually electric usage. A general discussion of FP&L followed.

Jim Bridges asked the membership if they have had any problems with millipedes as he has. The group basically agreed that the millipedes are a nuisance. It was mentioned that besides commercial pesticides, soap and water sprayed around flower beds may help.

A member mentioned that Lee County Code Enforcement has been inspecting garbage pails to make sure they are in compliance with present codes. Pails are to be no larger than 40 gallons (50 lb capacity), and should have two carry handles and a sealed cover. If your pail is not in compliance, a label will be placed on your pail.

The next topic discussed involved roof cleaning. It was reported that the test cleaning performed by Crowther's Roof Cleaning at 15673 Bonafish has not been entirely successful. The roof has not cleaned up as expected. We will continue to monitor this application.

Les Lutz praised the "The Clean-Up Group", who biologically treated his home. Jim Bridges has been talking to representatives from "The Clean-Up Group" on a group-cleaning price.

A question on sealing pavers around pool areas was raised. The overall feeling is that it would be best not to use a sealer, since pool chemicals might have an adverse effect on the sealant. Power washing was advised.

Discussion then turned to our Community Development District (CDD). The September Meeting has been cancelled. The next meeting of the CDD will be held on October 10, 2014. All are invited to attend.

Jim Bridges reported that the turnover of our community from Pulte to our HOA will occur on January 28, 2015. At this time, 3 members from our Community will be elected to our HOA Board to replace all but one of the Pulte board members.

Mike Pace reported that all Committee Reports, Planning Orders, Development Orders, etc., will be posted by November 1, 2014. The Engineer Report ordered by Pulte will be completed by the end of September 2014. In addition, we will have two Reports from our CDD – one for year 2013, as well as year 2014. These Reports will help us determine the condition of our Community prior to take over.

Next issue raised from the floor involved the gate house. It was suggested that the guards should be replaced by an automated gate. It was reported that this is not being considered at this time, and a community vote would be needed in order to take such an action.

The meeting adjourned at 10:00 am