

Minutes - Men's Coffee Group – August 14 2012

Meeting commenced at 9:00am, and proceeded with a question and answer format.

A member reported on a letter from an insurance company stating that our FEMA Flood status has changed. If you take Flood Insurance now, you can be grandfathered at a lower rate for 2 years. A discussion ensued around our flood status - What Flood Plain we are in, and if we are in a Flood Plain at all! (After the meeting, I took it upon myself to call Ted Todd Insurance Agency. According to their schedules, we are designated a Flood Plain "X" by FEMA. This has been our designation; it has not changed. "X" Designation basically is the least floodable area according to FEMA.)

It was also mentioned that there appeared to be new construction on the east end of Bonita Beach Road. This maybe in accordance with the re-permitting by Bonita Springs a while back, which extended the Permitted Build-Out Dates. The builders at that time agreed to start work within 18 months. A question was asked as to when we, as home owners, will get a seat on the Board, and if that seat will be an advisory or voting seat? (the Documents state that the Builder appoints the Board until 95% of the final units are sold – we will have a presentation on this topic in the new year)

Another topic of discussion involved our Capital Fund and how to enhance it. It was mentioned that a special vote was needed to amend our documents, so that monies can be collected on second homes (re-sales), as they are collected on Builder Homes. A discussion followed on whether or not this is a fair, viable method to finance the Capital Fund. Also mentioned was the fact that unless Pulte (Scott Brooks) threw his votes either to the majority or by percentage according to vote, the exercise would be futile. It is believed that a vote on this issue will be during the winter months, so that the greatest number of Home Owners may have input.

A question concerning the paving of our roads then ensued. It was mentioned that significant "crumbing" along the edges of the pavement was occurring. Whether or not this is normal for paving in Florida was discussed.

A discussion on garage doors then followed. It was reported that some garage doors, when opened manually (electric outage), simply would not stay open. Another member mentioned that he was told that during construction of Village Walk, there were changes made to the garage door mechanisms. You can contact a garage door installer and have a corrective package installed.

Frank: Attached to these Minutes is an article involving Island Walk and their Retention Ponds. A member thought that the Author, Herb Schuchman, might be a good speaker for our Club.