

VillageWalk of Bonita Springs Homeowners Association, Inc.  
Annual Members Meeting  
March 10, 2010  
Minutes  
6:00 p.m.

In the VillageWalk of Bonita Springs Town Center, Bonita Springs, Florida.

**Directors Present:** Scott Brooks, President and Margaret Schunko, Treasurer

**Director Absent:** Rich McCormick, Vice President

**Establishment of Quorum:** 703 members were present in person by way of Voting Members and 801 unsold lots represented by DiVosta / Pulte Homes totaled One Thousand Five Hundred Four (1504) homes present to exceed the quorum requirements of 591.

**Also Present:** Melissa Wood, Town Manager; Kathryn Halas, Assistant Manager; Tammy Wyka, Office Manager; Michelle Kithcart, Social Activities Director and Steve Williams, Owner of Southwest Property Management.

**Call to Order:** Melissa Wood called the meeting to order at 6:05 p.m.

**Proof of Notice:** Ms. Wood produced the notarized proof of notice affidavit and noted it would be on file.

**Approval of Previous Minutes:** Upon a motion duly made by Margaret Wagner, it was moved to waive the reading of the 2009 Annual Members Meeting Minutes and approve as submitted. The motion was second by Shirley Cuda and passed unanimously.

**Introductions:** Melissa Wood introduced the Board Members present and Steve Williams owner of Southwest Property Management.

**Treasurer's Report:**

Melissa Wood provided a summary of the December 31, 2009 financial statement as prepared by Southwest Property Management. She noted Pulte had contracted the annual audit to be performed by a third party CPA firm.

She stated there were approximately 100 foreclosures and the HOA can only collect the first 12 months of maintenance fees. Twenty-Two percent of the residents are rentals.

**Presentation:**

A brief presentation was given by Vincent Marchesani on H.E.S.S. (Health, Environmental, Safety and Security) issues. He noted the plan in place offers a telephone number for residents to call for an update on any emergency matter. The office of Southwest Property Management can be reached at 239-261-3440. He also noted an upcoming meeting was to be held on March 19<sup>th</sup> at 3:00 p.m. to discuss safety issues and gate issues and that all residents were invited to attend this and all meetings and free to offer input.

Mr. Marchesani discussed a new vehicle pass identification procedure that was being developed to identify visitors into the community.

## **President's Report:**

Scott Brooks was introduced and gave an update on sales. He stated there had been 48 total closings in 2009 and projected about 70 for 2010. He added that the year-to-date numbers for 2010 year was 50 in backlog and 10 had closed.

Mr. Brooks introduced the new product homes.

- **The Garden series** -homes will be built on Hammerhead Lane.
- **The Classic series** - homes products will be built along with the Oakmont on Guinevere Lane.
- **The Estate series** - homes will be built along with Carlyle's on Finch Terrace.

Mr. Brooks explained that while turnover will begin only after we have reached the point of completion of ninety-five percent of the homes, Pulte has every intention of working with and sanctioning committees prior to turnover to work alongside the Board of Directors and Southwest Property Management to assure a smooth transition.

Mr. Brooks explained that Pulte Homes and the VillageWalk Homeowners Association were both in sound financial condition and over time and will be leaving a significant amount of money in the Capital and Reserve accounts at turnover.

Mr. Brooks noted the new restaurant would be opening soon. He announced Railhead Café and the proprietor Matthew Gruver. He also explained that an open space was available where the Travel Agency had been located.

He added that many thanks were due to the many volunteers who represent their streets, Safety Committee, Neighborhood Watch, Covenants Committee members and Social Committee Volunteers and all other Community and Resident volunteers that make the VillageWalk community such a desirable place to live.

Overall security issues were addressed.

## **Adjournment:**

There being no further business to discuss, the meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Melissa Wood, CAM  
Town Manager  
VillageWalk of Bonita Springs HOA