

MINUTES OF THE UOC MEETING

July 1, 2009

9:00am @ Pelican Landing Community Center

CALL TO ORDER – Brian Kenedy

Mr. Kenedy called the meeting to order at 9:00 am.

ROLL CALL

Mr. Kenedy called for the roll. The sign-in sheet, attached to the original minutes, evidences the roll call.

APPROVAL OF MINUTES

Upon a motion and second the minutes of the June 3, 2009 UOC Meeting were unanimously approved as written.

ANNOUNCEMENTS

- PLCA Board Meeting: July 15, 2009 9:00am – Pelican Landing Community Center
- Bayside & Bay Creek CDD Meeting: July 27, 2009 2 pm – Pelican Landing Community Center
- UOC Meeting: August 5, 2009 9am – Pelican Landing Community Center

RESIDENT INPUT ON AGENDA ITEMS

There were no requests to speak.

SWFL MEDICAL RESERVE CORP. – Debra Gary

Ms. Gary explained what the SWFL Medical Reserve Corp is and what they do in all types of emergencies. With 4 public pods and 200,000 people to serve in Lee County, the Corp is encouraging communities to establish their own pods. *Ms. Gary* responded to a few questions and answers from the committee. Flyers were distributed and anyone interested can contact *Ms. Gary* directly for more information or a presentation on organizing.

CDD UPDATE – Tom Stang

Mr. Stang reported that the following were topics of discussion and actions taken at the June 22nd CDD meeting:

- The oath of office was administered to Jack Lienesch
- Concerns about WCI operations and bankruptcy cash flow – which affects the CDD – were addressed
- The first draft of the 2010 budget was reviewed by line item.
- Surplus PIC funds were applied towards the CDD loan, which should affect residents 2010 payment

FINANCE/AUDIT COMMITTEE REPORT – Judi Brown

Ms. Brown was unable to attend, however the Committee Report was distributed to the UOC members prior to the meeting. There was some discussion on the guidance the Finance Committee was given from the Board on developing the 2010 budget, the need to look forward to the 2011 & 2012 budget and assumptions on collecting delinquent accounts.

CANOE/KAYAK – Jim Sernovitz

Mr. Sernovitz reported that 2009 usage has been high, due to the diverse programs and trips the Canoe/Kayak Committee has offered. He explained that the request for 3 new kayaks, to be placed at Hickory Bait & Tackle - Weeks Marina, was based on the shortage of equipment during season and feedback from residents who used the equipment placed there during the Canoe/Kayak Park renovations last year. *Mr. Sernovitz* confirmed that 2 new kayaks were part of the Committee Capital requests in the 2009 budget, and that they are requesting one additional due to the high usage. It was verified that there would be no additional cost to place the kayaks at the marina.

A motion was made and seconded to recommend approval of 3 new kayaks [at a cost not to exceed \$1,950.00 from Capital] to be placed at Weeks Marina.

Discussion: the temporariness of the Big Hickory Bait & Tackle lease was questioned, due to the uncertain ownership of the marina; it was suggested moving current equipment there, but it was reiterated that more equipment is needed; in addition putting new equipment at the Park would decrease rental monies, which go into the general operating account; it was noted that capital requests seem to be growing while capital income is shrinking. A motion to call the question was made and seconded.

Motion passed: 2 opposed; the rest in favor.

9/6/2009

COMMUNITY CENTER – *Barbara Taefi*

Ms. Taefi was unable to attend; the Committee Report was distributed to the UOC members prior to the meeting.

SAILING – *David Ballew*

Mr. Ballew gave a verbal quarterly report:

- The last quarter was active with a total of 360 qualified sailors
- The equipment is in good shape, due to the care given by sailing attendant Mickey Wheeler
- Usage is running slightly ahead of 2008
- As much as the committee would like to go green, extensive research has proven that an electric motor would not be cost effective

Mr. Ballew provided detailed information on motor costs and comparisons for the day sailor and the amount of hp that would be needed to move the boat in and out of the slip and to be able to safely bring the boat into harbor in emergency situations. With the budget in mind, the Sailing Committee is recommending that a gas motor be purchased instead of an electric motor. There was discussion on the usage of these boats and the appropriateness of having this type of boat. It was suggested that a fee be charged to those who use these boats to cover costs.

A motion was made and seconded to recommend that the Board eliminate the two day sailors as inappropriate types of vessels.

Discussion: the procedure for signing out boats was described; the reasoning behind the request for a slip at the marina was given; the history of the sailing center was explained; the difference in the sunfish & day sailors was clarified; it was made clear that the day sailors were approved back in 2004 and that the sailing center was never intended to be limited to sunfish; it was noted that the real question is whether to purchase a motor, the concept behind this motion would better be handled during the 2010 budget discussion.

Motion failed: 4 in favor, 31 opposed.

A motion was made and seconded to recommend approval of an internal combustion motor for the Picnic Cat day sailor, [at a cost not to exceed \$1,250.00 from Replacement Reserve].

No Discussion;

Motion passed: 31 in favor, 4 opposed.

A motion was made and seconded to request that the Board look into charging a fee for the use of the day sailors.

Discussion: it was suggested that a precedent was set with a fee being charged for the tennis ball machine; it was further noted that fees are charged for the docks, since only a limited number of people use them; a statement was made that before charging for the sailboats, all amenities need to be looked at from this perspective.

Motion failed: 4 in favor, 29 opposed.

MANAGER'S REPORT – *Marie Martel*

There were no questions on *Ms. Martel's* written report, which was distributed prior to the meeting and is part of the agenda package on file.

UNFINISHED BUSINESS

FLIGHT PATTERNS – Bernie Cramer

It was reported that there is nothing new other than there are meetings with the FAA planned in July.

BEACH EROSION – Tom Betts

Mr. Betts reported on the temporary sandbagging measures that have been approved. Meetings are ongoing with the engineering firm to put together all that is needed to go back to Tallahassee and request permits for the stabilization project. PLCA and the Hyatt have scheduled a meeting with County Commissioner Ray Judah to gain support and request that Big Hickory be included in the Lee County Beach Management program. *Mr. Betts* replied to several questions on the sandbagging and gave an update on the June meeting in Tallahassee; it was decided that any outside sources requesting information on the beach erosion should contact Marie Martel.

REPLACE PICNIC CAT ENGINE

Action was taken on this item during the sailing subcommittee report.

NEW BUSINESS

PLCA BOARD ACTIONS MAY MEETING:

- Approved expenditure of \$1,494 to replace patrol radios
- Approved expenditure of \$4,500 to refurbish Community Center patio furniture
- Approved expenditure of \$3,100 for Community Center termite treatment
- Approved expenditure to replace Picnic Cat engine with electric motor contingent upon UOC approval
- Approved concept of support for ECCL when requesting funds for a specific need
- Postponed expenditure request for Lakemont Community Park until able to finance upgrades to dock and park
- Deferred new kayak request to UOC for more input from Canoe/Kayak Committee.
- Deferred decision on removing wood chips at Children's Park until known whether a parking variance will be granted
- Deferred decision on Roll Dock maintenance contract for more discussion on liability and maintenance
- Split vote on Butterfly Donor sign - tabled discussion until July when full board is in attendance
- Approved Children's Hospital as PLCA supported charity contingent upon UOC recommendation in July

A motion was made and seconded to support the Children's Hospital of SW Florida as a community sponsored charity.

Discussion: it was noted that this hospital carries a rating equivalent to St. Jude's Children's Hospital.

Motion passed unanimously.

REQUEST FOR FUNDS

There was discussion on the privacy patrol vehicle replacement including questions on trade-in value, the type of car being recommended and on the detailed, backup paperwork provided.

A motion was made and seconded to recommend approval of an amount not to exceed \$34,000.00 from Replacement Reserves to replace the two patrol vehicles.

No Discussion;

Motion passed unanimously.

2010 BUDGET

Ms. Martel presented the following three 2010 draft budgets, explaining any increases and decreases:

- Tennis – an overall decrease from the 2009 budget; no wage increases

A motion was made and seconded to return the supply of drinking cups to the tennis budget.

Discussion: players are getting used to bringing their own cups; many people drink electrolyte beverages and the new dispenser sells these products; the elimination was supported by the Tennis Committee and research was done on other products; there was concern that guests may not know to bring cups.

Motion failed: 8 in favor 26 opposed.

Ms. Martel replied to one question concerning insurance.

- Sailing – the increase in reserves is due to adjustments in cost & life expectancy of the Sunfish; there was discussion on alternatives to the Sunfish

A motion was made and seconded to reject the \$2,500.00 requested for a dock slip at Coconut Pt. Marina.

Discussion: it was expressed that this is an inappropriate, additional expense; it was explained that the Sailing amenity is unique in that it has an expenditure of rent, which no other amenity has, since there are no property values to create soft costs.

Motion failed: 1 in favor 23 opposed.

- Administration – an overall decrease from the 2009 budget; no wage increases and staff hours cut over summer

OPEN FORUM

Ken Polley- Waterside wondered if there was any dialog on the Coconut Pt. Marina. Ms. Martel replied the board is working with the attorneys; WCI is working with the DEP on the submerged land leases; the south dock on the island can now only be used by the smaller ranger boat.

John Rist – Sorrento spoke about bushes shielding the backflow from the street being cut by the utility workers at Donna Madden's residence. Ms. Martel said she would look into this since Bonita Springs Utilities promised this would not be done.

Bernice Cheek – Creekside Crossing questioned whether the Beach Subcommittee report from the June meeting would ever come up on the agenda. *Ms. Martel* replied that a request for money to support the items in the report will be part of the 2010 Beach budget.

Ron Pure questioned whether the ramp at Coconut Point had public access or if a resident with a slip at the Spring Creek docks could use the ramp. It was explained that WCI owns the ramp and controls access and key distribution.

Mr. Pure asked the UOC to inform residents that the city of Bonita Springs will be covering the 2010 budget at a July 21st city council meeting. Residents can attend and express their thoughts on increased fees. The local newspaper will cover this issue.

Anne Cramer – Longlake expressed her disappointment that neither the Beach Subcommittee submission nor her request to put creation of a budget subcommittee was on the agenda. *Ms. Cramer* stated that subcommittee requests should be recognized and expressed concern that the Finance Committee votes on items before the UOC.

The question was raised why resident photo ID cards have expiration dates. *Ms. Martel* explained that the expiration date allows the association to update resident contact information on a regular basis and also is a security measure to ensure deactivation if a card is not turned off or returned when a homeowners sells their property.

Monty Robson – The Sanctuary asked about the budget process. *Ms. Martel* explained and confirmed that the draft budgets should be brought back to the neighborhood boards and residents.

Brian Kenedy – Pelican's Nest thanked the UOC members for a very good, productive meeting.

ADJOURNMENT 10.53 am