

Board of Governors Meeting
Minutes
March 13, 2006

The Board of Governors met at the President's home, 300 Arvida Parkway, on Monday, March 13, 2006 at 6:00 p.m. Present were: President; Jose Ortega, Vice President; Bill Miranda; Treasurer; Jose Bared, Secretary; Rene Guerra. Directors: Trish Bell, Sissy Ruffe, Jack Ross, Bill Box and Daniel Canel. The Club's Contractor; Mr. Eugenio Cosculluela and Mr. Mario Bravo of Contemporary Builders were also in attendance.

BEAUTIFICATION:

Arvida Gatehouse:

The President stated the reason for this emergency meeting was the numerous complaints from members regarding the untimely construction of the Arvida Gatehouse. Mr. Canel stated he too had received numerous complaints. Mr. Cosculluela stated the delays were due to the "special order" windows which were ordered in May, paid for in June, but not delivered until January. Mr. Cosculluela stated the Arvida Parkway gatehouse would be completed with all necessary furniture by the end of next week. He assured the Board that he would arrange for a temporary C.O. so that the security personnel could use the gatehouse immediately. Mr. Cosculluela stated that construction was now his responsibility since all the materials are in place. He said he will take responsibility for the completion date of the Arvida Gatehouse which will be finished by the end of next week. Mrs. Ruffe requested Mr. Cosculluela put the completion date in writing for the Board. Mr. Canel agreed the Board should have Mr. Cosculluela's commitment in writing.

Cobble Stone Pavers vs Concrete Pavers:

The President stated the second issue was the overrun of cost for the cobblestone pavers by \$20,000. He read the minutes of September 13, 2005 to the Board; "Mr. Bared moved to approve option "C", with the exception of the outgoing lane on Arvida Parkway, using the proposed cobble stone at a cost not to exceed \$40,000. per entrance. Mr. Guerra seconded the motion. All were in favor...." Mrs. Ruffe stated her understanding of the motion was to increase the budget not to exceed \$40,000. per entrance but she already had \$20,000. in the existing budget, which totaled \$100,000. Mr. Cosculluela added the time frame involved with installing the cobble stone was over three weeks per side, a total of over seven weeks at each entrance. He explained the cobble stone installation required a mud type mixture of cement and sand and must be installed wet and left to dry for at least four days each side in order to set properly. This process will cost \$12.00 per foot and take seven to eight weeks for each driveway. The President stated with all the delays to date, driveway construction can not interrupt traffic flow for seven to eight weeks, this is unacceptable. Mr. Cosculluela recommended using concrete tile which is installed in sand and will cost approximately \$5.00 per foot and take seven to eight days to fully installed. Mr. Canel recommended Mr. Cosculluela look into installing 24/7. Mr. Miranda stated no one will install 24/7, but instructed Mr. Cosculluela to try to get the installers to work as long as possible each day. Mr. Canel moved to have Mr. Cosculluela install concrete pavers at a cost not to exceed \$6.50 per square foot, with a written guarantee for the pavers of a minimum of one year. Mr. Canel added to his motion that he

wants a written guarantee from Mr. Cosculluela that once the pavers are delivered to the site, the complete installation of said pavers will not take more than eight days per each entrance side. It was agreed that Mrs. Ruffe will meet with Mr. Cosculluela to select the design and color of the concrete pavers tomorrow. Once selected the pavers will be delivered within one week. Mrs. Bell seconded the motion. All were in favor save Mrs. Ruffe. Mrs. Ruffe agreed to meet with Mr. Cosculluela tomorrow to select the design and color of the concrete pavers. The motion passed.

Arvida and Casuarina Entrance Feature Signage:

Mr. Cosculluela stated the Arvida sign was approved and permitted. He stated the Casuarina Sign has structural approval yet still needs to go before the special Board/Commission since it will be installed on City Property. Mr. Ortega noted the Club had one objection from the immediate homeowners, Mr. and Mrs. Adler. The Secretary presented to the Board the written petitions in favor of the Casuarina signage, which represented the remaining street homeowners on Casuarina. Mrs. Bell stated she needs a date of when the Casuarina Sign request will go before the special Board/Commission so that she and several interested members on Casuarina can be present at that hearing. Mr. Cosculluela stated he will try to get that information from the architect, Ms. Natty Soto. Mr. Ortega stated the existing signs were simple and elegant and felt only the lights were outdated. He proposed using the existing signs and change the lights since he felt the proposed signs were tacky. Mrs. Ruffe stated the Arvida Signs have already been approved by the Board with a budget of \$20,000. total. She added we already have the permits to begin construction of the signs on Arvida and is under the impression that construction for the Arvida signs will begin by the end of next week. Mr. Guerra moved to keep the newly design entrance feature signs as previously approved by the Board on September 13, 2005. Mrs. Bell added the signs must be identical on Arvida and Casuarina. Mrs. Bell had to depart from the meeting due to a prior commitment. Mr. Guerra agreed that both entrance features must be identical. He added to his motion that the Casuarina signs (2) will be included in phase II of the capital improvements at a cost not to exceed \$50,000. Mrs. Ruffe seconded the motion. The motion was called: In favor; Mr. Ross, Mr. Guerra, Mr. Box, Mr. Miranda and Mrs. Ruffe. Against, Mr. Ortega, Mr. Canel and Mr. Bared. The motion passed. Mr. Miranda stated he will look for competitive bids for the signage work.

Lighting / Arvida Parkway Center Islands:

Mrs. Ruffe stated the lighting at the Arvida Parkway Center Islands will need to be upgraded to a higher intensity lighting and several existing units are not functioning due to construction damage and hurricane damage. The design calls for lighting each Royal Palm on the center islands on Arvida Parkway with "up lighting". The power is already there and she will use a portion of her allocated budget to have adequate ground lighting installed at each palm on the Center Islands at the Arvida Parkway Entrance. Mrs. Ruffe noted that Phase III will call for each Royal Palm on Arvida Parkway right of way from the entrance to the end of Dr. Pines Property be lite and each Oak on Casuarina right of ways from the Entrance to the Gatehouse have ground lighting. Mr. Cosculluela recommended using Don Collier from Luminary Effects for our ground lighting needs. This will be addressed as Phase III by the Board at a later date.

Reserve Fund:

Mr. Bared cautioned the Board to keep a disaster fund in the event of a catastrophic disaster destroying the proposed landscaping, gatehouses, security equipment. He also discussed making sure the budget called for maintenance costs such as routine pruning, weeding and fertilizing. Mr. Ortega stated he had set aside \$600,000. for the Club's reserve fund.

Landscaping Phase II:

Mrs. Ruffe stated the root pruning for the transplant of tree material on Arvida Parkway would take place by the middle of this week. The transplant of the four fox tail palms as well as the robellinas on Casuarina had taken place last week and the installation of the six large oaks on Casuarina had also taken place.

Adjournment:

There being no further business a motion was made and seconded that the meeting be adjourned. The meeting was adjourned at 8:00 p.m.

**Mr. Jose Ortega,
President**

**Mr. Rene Guerra,
Secretary**