

**DRAFT**  
**Board of Governors**  
**Minutes**  
**March 15, 2005**

The Board of Governors met at the home of the President, Jose Ortega, 300 Arvida Parkway, on Tuesday , March 15, 2005 at 7:30 p.m. Present were: Jose Ortega, President; Jack Ross, Vice President; Secretary, Rene Guerra; Directors: Sissy Ruffe, Trish Bell, Bill Box and Daniel Canel. Mr. Ortega welcomed the Board members and called the meeting to order.

**Minutes: January 5, 2005 - Executive Committee**

A motion was made and seconded to approve the minutes of January 5, 2005 as circulated to the Board. All were in favor.

**Commercial Filming in Gables Estates**

The Board reviewed the filming request for 585 Arvida Parkway from Vicki Ariamal, Production Manager of gaLan entertainment. The Board reviewed the letter of opposition from Mr. and Mrs. Avery Ugent of 600 Arvida Parkway. Ms. Ariamal notified Kathleen prior to the meeting she would not be attending the meeting because the filming location was not finalized. The Board decided they could not react to an unknown and did not take a vote. The President suggested to the Board that a letter be sent out to the membership requesting their opinion about commercial filming in Gables Estates. He stated if a large majority of members are opposed, the Board can look into creating a By-Law or other legal options to possibly prevent commercial filming. Discussion took place. Mr. Box moved to authorize the President to send out the opinion poll to the general membership. Mr. Ross seconded the motion. All were in favor.

**Security Report**

The Chair stated Video by Internet, Inc., had received the necessary permission to install cameras and a waterway two way beam on Riley's property; and cameras on Fain, Fernandez, Diaz and Ortega's property. The Chair stated the Arvida entrance flag pole will be included as part of Terisita Falcon's, our landscape architect, design. The Board reviewed the proposed letter from the Wackenhut Corporation detailing the security services provided. It was agreed to have the Admission Committee disperse this letter/packet as an introduction tool to our newly approved members. The Board reviewed attorney Laura Russo's, letter to Ms. Toni Schragger dated February 28, 2005. It was agreed by the Board, all future directories will show wording such as "All rights reserved ...this material may not be published, duplicated, broadcast, rewritten or re-distributed without the written approval from the Board of Governors of Gables Estates

Club, Inc. It was also agreed the directory map will no longer print members names only lot numbers.

### **Beatification Committee Report:**

#### Capital Improvement:

The Chair stated the permits for enlarging the gatehouses are currently at the City of Coral Gables Building and Zoning Department. She stated within two to three weeks all necessary signatures should be in and we will be ready to begin construction. Mrs. Ruffe stated she had met with Terisita Falcon last week. The proposal to remove all dead trees and “trash” materials on both sides of the Arvida entrance was submitted for the Board to review. Mr. Guerra moved to approve the \$25,275. proposal as submitted by Trimm Lawns & Landscaping, Inc. and the \$3,500. proposal for transplanting the large royal palm from in front of the Arvida Gatehouse to the back of the same gatehouse. Mrs. Bell seconded the motion and all were in favor.

#### Casuarina Concourse Traffic Calming Islands

Mrs. Ruffe stated she met with Mike Grant and approved the brass (ground) light fixtures the City selected to be installed at the Casuarina Concourse Traffic Calming Islands. She informed the Board that each island will have eight fixtures. The Chair stated the ground lighting and irrigations systems should be completed by the City by the end of this April.

#### Irrigation and planting at 199 & 200 Arvida Parkway Bridge Area

Mrs. Ruffe stated Dr. & Mrs. George Levine and Dr. and Mrs. Gustavo Placencia agreed to allow the Club to hook up an irrigation system to their existing systems allowing for the watering of the common area located at the bridge. Mrs. Ruffe moved to approve an expenditure of \$1,200. for installing said irrigation system. Mr. Guerra seconded the motion. All were in favor. Mrs. Ruffe moved that the Board spend approximately \$10,000. for plant material at this bridge location. Mr. Guerra seconded the motion and all were in favor. It was noted that two other bridge locations that do not have irrigation systems will need the same improvements in the very near future.

#### Portocarpus Hedge Requests

The Board received twelve requests from our members to plant portocarpus hedges around their trash piles. Mrs. Ruffe moved to approve the planting of the twelve portocarpus hedges on the following right of ways: 410, 311 & 135 Leucadendra Drive; 8950, 8820 & 9025 Arvida Drive; 240, 531 & 501 Arvida Parkway; 1, 200 & 650 Casuarina Concourse. The President stated the approval to install portocarpus hedges was already given by the previous Board. Kathleen was instructed once a Club member requests to have a portocarpus hedge install, just do it. All were in agreement.

#### Casuarina Tree Replacement

Mrs. Bell moved that Kathleen send a flyer to the Casuarina members requesting their

opinion on whether or not they prefer maintaining the existing Pink Tabs behind the gatehouse or installing Royal Palms. Mrs. Ruffe seconded the motion and all were in favor.

**Legal:**

The Board reviewed the proposed amendments to the Charter and Declarations of Protective Covenants. The President explained the 2/3 membership approval requirement to revise the Charter and Declarations of Protective Covenants. The President reviewed with the Board the Limited Proxy/Ballot form. Item 1 - essentially defines what Gables Estates is. Item 2 - Banks will no longer be able to sell at foreclosure without prior Club's approval. Item 3 & 4 - right to collect attorney fees. Item 5 - change 2/3 membership approval to 51% membership approval. Item 6 - Nine Board members vs Ten Board members. Item 7 - Eliminate Semi Annual meeting. Item 8 - Maintain Club's right to buy property without financial limit. Mr. Canel suggested sending a cover letter from the President and our attorney recommending the revisions and why. He also suggested, for our members' convenience, posting the full Amendments on the Gables Estates website. The President stated that he would meet with our attorney at Becker and Poliakoff to draft a comprehensive cover letter detailing the revisions with full indorsement from the Board and the attorney. Mr. Guerra moved to approve the proposed cover letter and the limited proxy/ballot to be mailed to the full membership. His motion included posting the full Charter and Declarations revisions on the Club's website. Mr. Canel seconded the motion and all were in favor.

**New Business:**

Application Fee - (Non refundable)

Mrs. Bell brought up a request that she had received regarding increasing the application fees. Discussion took place. Mr. Ross moved to increase the application fee to \$25,000. effective April 30, 2005. Mr. Guerra seconded the motion. All were in favor.

There being no other business, Mrs. Bell moved to adjourn the meeting at 9:00 p.m. The motion was seconded by Mr. Ross and all were in favor. The meeting was adjourned.

---

**Mr. Jose Ortega**  
**President**

---

**Mr. Rene Guerra**  
**Secretary**

\\Inotech-6c9f88e\usrdir\kathy\My Files\MINUTES\minutes march 15 2005.wpd