

**Board of Governors Meeting
Minutes
March 16, 2004**

The Board of Governors met at the home of the President, Jose Ortega, 300 Arvida Parkway , on Tuesday, March 16, 2004 at 7:30 p.m. Present were: President; Jose Ortega, Vice President; Jack Ross, Directors: Arthur Finkle, Sissy Ruffe, Bill Miranda, Leana Marks and Trish Bell. Unable to attend were: Secretary; Rene Guerra and Treasurer; George Jarp.

MINUTES: February 3, 2004

Mrs. Bell moved to approve the minutes of February 3, 2004 as circulated to the Board. Mr. Miranda seconded the motion. The motion was called: All were in favor.

FINANCIAL:

The President gave the following Financial Report on behalf of Mr. Jarp. The projected income for this fiscal year from application fees is \$180,000., to date the Club's income from actual application fees is \$82,000. The negative difference is \$98,000. The President stated historically the Club receives additional applications during the second six months of the fiscal year, he feels confident that the Club will reach its projected figure. The Board reviewed the Budget Report from October 1, 2004 to March 12, 2004.

SECURITY:

Mr. Miranda, Co Chair of the Security Committee stated all newly installed digital entrance cameras are functioning, including the barcode system at both Arvida and Casuarina. Mr. Miranda stated the beam and camera are also operational at the main canal entrance; however, still pending are the two infrared flood lights required to illuminate the area. (only visible to the Camera) Mr. Miranda stated a compromise had been made with Matt Rector, President of Security & Sound Systems, Inc. to absorb half the cost for the infrared lights, since this was not included in the original bid. Mr. Miranda stated the lights should be installed and the system fully functional within the next ten days. The Co Chair also explained the additional \$6,000. expenditures due to change in the original proposal from leased lines which would have cost the Club \$1,000. per line per month to DSL real time lines at a cost of \$200.-\$250. per line per month. Mr. Miranda stated his Committee was looking into Phase II Security improvements, the cost and feasibility of installing four to five new cameras on the Arvida Side Waterway from 9151 Arvida Lane to One Arvida Parkway. He stated his Committee would bring their findings to the Board once the cost of Phase II has been determined.

CANAL DREDGING:

Mr. Finkle moved to oppose the proposal from TEW-Cardenas LLP to represent the Club in connection with the silt contamination study and possible dredging of the Gables Estates Canals. Mrs. Marks seconded the motion. All were in favor.

AD-HOC COMMITTEE:

The Board read Mr. Jose Bared's letter dated February 16, 2004. It was agreed that Laura Russo, the Club's attorney had been instructed to review the Club's Covenants and By-Laws and to make sure the Club continues to stay current with all Florida Statutes. Mr. Bared's letter will be forward to Ms. Russo.

41 Arvida Parkway:

The Secretary informed the Board Mr. and Mrs. Jonathan Brown of 85 Arvida Parkway purchased 41 Arvida Parkway via Water Edge Investments, Inc., and had not, as of yet, complied with the Club's requirements. The Board voted to instruct Perry Adair, the Club's litigator, to notify the Browns in writing of the Club's requirements: a transfer fee of \$2,500., a newly updated and executed application and corporate application, all corporate documents, copy of the purchase contract stating stock is transferrable only to a voting member or non-voting member in Gables Estates Club, Inc. Mr. Adair will be instructed to set a deadline for receipt of this information. If this deadline is not met, Mr. Adair is to file a lien on the property and notify the Browns that interest will be charged at 18% and attorneys fees will be collected prior to releasing the lien. All were in agreement.

BEAUTIFICATION:

Mrs. Ruffe, Chair of the Beautification Committee, stated Mr. John Weller had turned down Mr. Jarp's proposal. She asked the Board did they want her to seek bids from two or three Architects or did the Board want her to work with Architect Dick Schuster ?

The President stated Mr. Dick Schuster had given him a proposal to draw site plans extending the existing gatehouse for a fee of \$15,000. Mr. Finkle reminded Mr. Ortega that the Board voted to hire an architect to design new gatehouses including moving the Casuarina Gatehouse closer to Old Cutler Road. Mr. Miranda added the Board approved a budget of \$600,000. to be all inclusive all architectural fees, construction supervisor costs, cost of the temporary trailer to be used by security personnel during construction and other additional services and fees., the only change which has taken place is the architect. Mr. Ortega stated whatever capital improvements the Board decides on, it must first be brought before the membership for a vote. Mr. Ortega stressed the need to move quickly. He stated the new sophisticated security equipment required a dry and dust free space. He referred to Security & Sound Systems, Inc., letter dated 3/0/04. Lengthy discussion took place. Mr. Ross moved that Mrs. Ruffe meet with Mr. Schuster and direct him to prepare site plans for two gatehouses. The cost to complete Mr. Schuster's site plan, including all fees, permits, construction, etc, shall not exceed \$600,000. Mrs. Marks seconded the motion. All were in favor.

Donation:

Mrs. Ruffe stated she and her husband wanted to give the Club a donation of \$5,000. in appreciation for the Club's patience and cooperation during a recent commercial shoot.

Mr. Ortega thanked Mrs. Ruffe for her kind consideration and stated this was the first time

anyone has ever donated money to the Club, however, he would recommend donating the money to a charity on behalf of the Club instead. Mr. Finkle moved that the \$5,000. donation be put in the security guards holiday fund. Mrs. Bell seconded the motion. All were in favor save Mr. Miranda, who recommended giving the donation to a Children's charity.

Vizcayans' Designer Show House @ 33 Arvida Parkway:

Mrs. Bell asked if the Club experienced any difficulties with the Vizcayans' Designer Show House located at 33 Arvida Parkway. The Secretary stated the event ran as promised by the City Manager, David Brown and his assistant, Zack Williams, all conditions were strictly enforced.

Mr. Miranda moved the President write a letter of appreciation to Mr. Brown and Mr. Williams on behalf of the Board. Mrs. Marks seconded the motion and all were in favor.

Announcement:

The Semi Annual Membership Meetings is scheduled for Thursday, April 22, 2004 at 7:30p.m.

Adjournment:

There being no further business a motion was made and seconded that the meeting be adjourned. The meeting was adjourned at 9:00 p.m.

Mr. Jose Ortega,
President

Mr. Rene Guerra,
Secretary