

Board of Governors Meeting
Minutes
May 24, 2005

The Board of Governors met at the entrance of Arvida Parkway, on Wednesday, May 24, 2005 at 5:30 p.m. Present were: President; Jose Ortega, Vice President; Jack Ross, Treasurer; Jose Bared, Secretary; Rene Guerra. Directors: Sissy Ruffe, Bill Box, Daniel Canel and Bill Miranda. Arthur Finkle was present for Trish Bell who was unable to attend. The Club's Landscape Architect, Teresita Falcon of Falcon and Bueno, was also in attendance.

BEAUTIFICATION:

Mrs. Ruffe, Chair of the Beautification Committee, addressed the Board members. She pointed out the location where the approved barrier planting will be installed on the South side of the Arvida Parkway entrance. Mrs. Ruffe stated the Club received four (4) bids for this phase I planting. The lowest bid was well under the \$32,000. allocated by the Board which was from Manuel Diaz Farms, Inc. at \$19,030. Mrs. Ruffe stated in addition to this bid, the following palms (as needed) will be donated at no charge to the Club; Red Latanias 10'-12' OA, Bottle Palms, 8'-10' OA, Alexander Palms, 16'-18' OA, Coccothrinax Miraguama, 12'-14' OA, and Phoenix Roebelenii, 5'-6' OA. The Board members viewed and discussed the proposed location of the walkway, flagpole, Royal Palms and pavers. The Board discussed planting large Live Oaks at the Casuarina Concourse entrance and Royal Palms at the gatehouse similar to those at the Arvida Parkway entrance. The President and Mr. Finkle excused themselves from the meeting. The remaining party continued the meeting at 110 Arvida Parkway where they were joined by Mrs. Silvia Canel.

The Landscape Architect displayed her landscaping design concept on an easel for the Board to review. She stated the preliminary cost for this project was \$326,000. She noted this figure did not include irrigation, which she strongly recommends, nor does it include lighting. Mrs. Falcon explained to the Board if this projection was too high, a reduction in height of the plant material would reduce the cost without compromising the design.

It was agreed that the proposed walkway would begin at Arvida Drive. It was also agreed that the walkway would not be accessible from Old Cutler Road. Landscape material would be used to control foot traffic from coming into Gables Estates.

Mr. Bared discussed concerns regarding replacement costs in the Club's budget in the event of a catastrophic disaster destroying the proposed landscaping. He also discussed making sure the budget called for maintenance costs such as routine pruning, weeding and fertilizing. Mr. Bared supported the idea of planting less mature landscaping to save on costs.

Mrs. Richardson recommended to the Board looking into Homeowner's Insurance to cover replacement cost of the proposed landscaping. She also stated the City documents all their trees located on public property for FEMA purposes. She strongly suggested the Board make sure that the City includes the Club's proposed trees in this program since they will be planted on the City's property and will technically

belong to the City, not Gables Estates Club.

Mr. Miranda moved, for the purpose of a guideline, to approve a budget up to \$300,000. for phase II of the landscaping capital improvements. This amount is inclusive of the Arvida and Casuarina entrances, the flagpole located at the dock area with necessary pilings, irrigation but not lighting. Mr. Bared seconded the motion. Discussion took place including Mr. Guerra's concern with an insufficient amount of pavers at the entrances and Royal Palms being planted under hammock trees without enough space on the right of ways. Mr. Bared stated everyone has a different opinion of what they would like to see designed that is why the Club hired a professional landscape architect and the Board should rely of her expertise. Mrs. Falcon stated Royal Palms have very little root systems and can be successfully planted in a five by five area. The Chair strongly recommended using the Royal Palms on the right of ways since an established theme of Royal Palms identifies the Arvida Parkway entrance. Mr. Box expressed his concern about severely cutting back the existing canopy. Mrs. Falcon acknowledged the design would need adjustments as it relates to existing hammock trees and pruning would definitely be key. She added all invasive trees have already been removed. She also stated that is was very important that if the Board for whatever reason does not want Royal Palms on the right of way the Board does not substitute Royal Palms with another type of palm. The motion was called and all were in favor. Mrs. Ruffe advised the Board that she would have to come back to them for lighting costs.

Mr. Bared moved to accept the preliminary landscaping design as presented to the Board with the changes in the walkway location and flagpole location. Mr. Miranda seconded the motion providing the Board reserves the right to approve the final plans. The motion was call. Mr. Bill Box was against, Mr. Jack Ross was against, Mr. Rene Guerra was against. Mrs. Sissy Ruffe was in favor, Mr. Daniel Canel was in favor. The motion passed four to three.

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**

To: Board of Governors' Officers and Directors; cc Teresita Falcon, Architect
From: Jose Ortega, President
Date: June 3, 2005
Re: Phase II, Landscaping Plans as Discussed in the Minutes dated May 24, 2005

Dear Board Member:

Please accept my apology for missing the second half of our Board of Governors' Meeting on May 24th. I am doubly sorry for missing this stage of the meeting because I would have brought up a very crucial point that was not mentioned. (According to the minutes (draft) which I just received.)

Mr. Bared's statement that the Board should rely on the expertise of our Landscape Architect, Teresita Falcon, is right on the nose, 100% correct. However, I must point out that I had a lengthy discussion with Ms. Falcon regarding the placement of the Royal Palms on the right of ways at the Arvida Entrance. My concern about this location is not solely aesthetics. More importantly, is the waste of time and money. Royal Palms installed under a canopy of trees such as Gumbo Limbos and Oaks will require a great deal of maintenance and they will not fully develop. When I questioned Ms. Falcon, she relented and said Mrs. Ruffe had insisted the Royal Palms be planted on the right of ways. Prior to the second half of your meeting, I apologized to Ms. Falcon (in front of Kathleen) for doubting her expertise as a landscape architect. I was under the impression that the placement of those palms were her idea. They were not.

Let us correct this problem prior to deciding that the Royal Palms can be installed under a canopy only to find out that they can not. I have no further objections to the proposed design and would like us to move forward.

Those who know me, know I love Royals and have purchased well over one hundred of them for different projects, including my home. I have been extremely successful with Royals due partly to the correct installation conditions. One must not plant Royal Palms where they will be continuously, over the years, fighting canopy trees.

I strongly urge the Board to give Ms. Falcon a free hand to design what she feels, in her professional opinion, is appropriate and desirable.