

Pavilion Club Condominium Association, Inc.
Board of Directors Meeting
Date: April 8, 2009

CALL TO ORDER

The meeting was called to order at 10:00 A.M. The following directors were present: D.J. Rand, President; S. Levell, V. President; C. Andrewes, Ass't V. President; B. Gakos, Treasurer. Also present was Mike Vickers, Mgr. Unit owners in attendance are listed on the attached sign-in sheet. D.J. Rand appointed S. Levell to take the minutes in K Preston's absence.

QUORUM

The President declared that a quorum of Directors was present.

PROOF OF NOTICE

The President noted that the notice and agenda for the meeting was posted at least forty-eight (48) hours before the meeting. Copies of the notice and agenda are attached to the minutes.

OWNER PARTICIPATION

As the first order of business, the President inquired as to whether any owners present wished to comment upon any of the designated agenda items.

READING OF THE MINUTES

Upon a motion made by Gakos and seconded Levell the reading of the minutes of the March 11, 2009 meeting was waived and unanimously approved as presented in written form to each Board member prior to the meeting.

TREASURERS REPORT

Financial report: Gakos reported that as of February 28, 2009 the Association had \$136,988 in the operating accounts and \$349,908 in the reserve accounts. Gakos noted that we currently had a balance of \$69,134 payable to Colonial Roofing for the roof replacement.

Delinquency Report: No delinquencies. Gakos reported that there were 20 owners who had not yet paid the second quarter maintenance fees due on April 1st.

Motion made by Andrewes and seconded by Rand to accept the Treasurers report.

COMMITTEE REPORTS

Social Committee: X. Gakos reported on the March and April functions and their success. She noted that there was no "Farewell Dinner" planned for the end of this season.

Second District News: No report.

No. Naples Community Alliance Steering Group: D. Hyer reported that he had attended this meeting on behalf of the Pavilion Club. He reported that the main issue was the possible closing of the Vanderbilt Beach branch library. It may stay open only with the help of the various No. Naples communities contributing via fund-raising events. Some \$50,000 is needed. Friends of the Library are to help. May 7th is the next scheduled meeting of the group.

MANAGERS REPORT

Owners Requests: 1) Vickers reported that he had received a request from the owners of 810/104, C. Andrewes, to replace all windows with Jeld-Wen hurricane windows to meet Pavilion Club and county specifications. Levell motioned to approve, seconded by Rand. Unanimously approved.

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Owners Requests (cont): 2) Request from owner 810/103, D. Hyer, to have the pavement on the south side of building 810 sealed where it had been patched last year and to also have the river rock top dressed in the same area. Vickers stated that our landscapers had top dressed the stones the previous day. He also will purchase a small amount of pavement sealer and take care of the patched area. 3) Vickers reported that he'd also received a written request signed by owners representing 4 units ask that all the speed bumps throughout the development be removed. The request was unanimously denied.

OLD BUSINESS

Vanderbilt Beach Rd. Intersection Signal: Vickers reported that he had been in contact with traffic operations engineer Gene Calvert of Collier County regarding the difficulty many are having at the intersection of Gulf Pavilion Dr. & Vanderbilt Beach Rd. with the short timing of the light at that intersection. Calvert reported to Vickers that he had visited first hand and agreed that the intersection was very heavily used and dangerous for pedestrians, bicyclist and drivers. Vickers observed that traffic counting equipment had been set up for several days towards the end of March. Calvert noted that the traffic dept. may consider installing a dedicated left-turn signal coming out of both Gulf Pavilion and Hammock Oak. Calvert's recommendation was for us to check back with him in 30 days as he may have a better idea of what may be done by then.

As far as the complaints regarding those who fail to heed the stop sign located on the west side of the shopping center property, Vickers explained that he will contact the property manager at Land Quest and request that they either relocate the sign a little further out towards the corner or perhaps add signage letting drivers know that the intersection is not a three-way stop. Vickers noted that there is always the "idiot factor" involved as there are some drivers that simply do not observe signs, signals, etc. and that perhaps calls to the sheriffs' office to monitor the area may help also.

Managers Apt. Lease Update: Vickers reported that he'd received an application from person interested in the unit. After forwarding the application to Florida Tenant Reporting Services for a background check, it was found that the applicants' credit was not good. The Board felt that this may present a problem and unanimously denied the application.

Front Entrance & Pool Landscaping Proposal: Vickers reported that United Plastering had completed the repairs to the front entry signage as approved at the last board meeting. It was recommended by the contractor that, after curing for several weeks, a primer /sealer paint should be applied prior to the finish coat. Landscaping of the entry area will be addressed over the summer.

Attorney Search Committee: Rand reported that there had been no significance developments or contact from Murrell since the Annual Meeting. It was discussed and agreed to forward a list of questions to Murrell prior to meeting with him in order that he may address our concerns at the meeting. Some of the questions posed include:

1. Why hasn't Murrell more aggressively pursued Attorney's Title since the February meeting and/or kept us better informed?
2. Cannot someone at Attorneys Title (above Bergstrom) be contacted to expedite this matter?
3. If there is a statute of limitations in this issue, when would it have gone into effect?
4. Investigate as to whether Lockwood (adjoining property owner) might "sell" their parcel to the Pavilion Club for \$1 then convert the area from PUD to commercial.
5. How do they achieve getting all owners to "sign off" on any type of settlement?

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Noise Complaint Update: Vickers reported that he had been in contact with Susanne Capasso, supervisor for the North Naples area Compliance Division about excessive noise being generated behind the Pavilion Shopping Center by vendors as early as 4:30- 5 A.M. A code enforcement officer, "Steve," visited the area and reported to Vickers that he had spoken directly to the Manager at Publix. He indicated that the manager seemed concerned about the issue and promised to speak with the vendors as well as his own employees. It was suggested that a letter be sent to the compliance division to let them know that the noise has not been abated.

East Fence Palms: Vickers reported that, after seeking the advice of the County master gardener, a landscape contractor, Florida Landscapes, as well as our own landscape company, he has seen that a good fertilization of palms has been done. He has also had our landscaping co. remove the larger canes over 12' tall to encourage lower and mid growth canes. He will continue to have the landscapers fertilize the palms every couple of months and also plans to add pine straw mulch around the palms.

NEW BUSINESS

Need For Top Dressing Stones Around Buildings: Vickers pointed out that there was a need to top dress many of the lava and river rock stones around the buildings as it has been at least ten years since the stone was installed. Unanimously approved.

Proposal For New Gates/Fence Around Pool Area: Vickers presented a proposal to have the chain link fence around the entry to the pool area replaced with a white aluminum picket-style fencing material. Proposal rejected.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Board will be held on Wednesday, October 14, 2009 at 10:00 AM. Motion made by Levell and seconded by Gakos to adjourn. The meeting adjourned at 11:55 A.M.

Respectfully submitted,
Sue Levell, Secretary pro-tem