

Del Webb Naples Community Association, Inc.
2013 Annual Meeting
November 11, 2013
4:35 pm

Staff in attendance: Scott Brooks and Laura Ray (Pulte Homes Corporation), Jim Simpson and Joan Caylor (Troon Golf), and Kelly Guarascio and Patti McDonald (Hampton Golf).

Residents in attendance: 95

- I. Call the Meeting to Order
 - a. Jim Simpson called the meeting to order.
- II. Determine Quorum
 - a. With 95 Residents and Webb Naples Developer Representatives present (two of the three BOD), a quorum was determined.
- III. Proof of Notice and Posting of Meeting
 - a. Jim Simpson provided Proof of Notice
- IV. Reading and Disposal of Minutes
 - a. A motion was made to waive the reading of and approve last year's meeting minutes by Mr. Zebora. Several residents seconded the motion.
- V. Old Business
 - a. No old business to discuss.
- VI. New Business
 - a. A discussion occurred regarding the rental of 5850 Plymouth Place to a family with children under the age of 19. The property is not considered grandfathered since it was first purchased by the existing owners in June 2012. Scott Brooks stated that the family was building a home in Maple Ridge and were told they could not renew their lease. Mr. Brooks simply said an error was made and steps will be made to be more cognizant of this in the future. All future lease applications will be forwarded to the Board of Directors for review and approval. No precedent had been set. Grandfathered properties can sell or lease to people under 55 with children. There are no age restrictions on properties closed before November 4, 2010 regardless of type of membership. Pulte is revising their community sales disclosure to include information on the grandfathered properties.
 - b. Mr. Brooks addressed the closing of the residents lounge. He stated that the community will not be punished for actions of a few residents and in the future we will pursue residents for damage that they cause.
 - c. Concern was presented regarding lack of maintenance on foreclosed properties. Jim Simpson said that staff will make more frequent inspections to make sure the

neighborhood is presentable. He asked that residents also be more aware of their own properties in order to meet HOA guidelines.

- d. The bridges in Bellera will be pressure washed.
- e. Anyone interested in becoming a volunteer for the Del Webb Naples Rules and Regulations Committee may see Joan after the meeting and put their name on the list. They will be informed of a meeting date with Scott, Jim and Kelly once it is scheduled.
- f. Concern was raised by several Del Webb residents who stated they saw an ad in the newspaper stating that Maple Ridge residents would have access to an 18-hole golf course. However, they are not building a golf course. Jim assured everyone that Maple Ridge residents would not be able to become Members of Del Webb Naples; however, the golf course is open to the public for the time being. A golf member said he asked the Maple Ridge sales person about what they meant by golf membership in their ad. He was told that the Del Webb Pro Shop was open to the public for now; however they are aware that it would go private in the future and would not be available to their residents.
- g. A resident brought to the Board's attention that subcontractors are using the utilities of completed/occupied homes without the permission.
- h. A question was raised as to why Del Webb Naples isn't on The State of Florida's website for 55 plus communities. Ms. Guarascio will look into this.
- i. 80% of Del Webb Naples Residents must be over the age of 55 to maintain the age restricted status.
- j. There are currently 216 homes build out of target total of 2,000.
- k. Audited statements are prepared annually. Statements can be requested by contacting the management company.
- l. Quotes for a hitting board for the tennis courts will be obtained.
- m. Final asphalt lift to be done once all homes on the street and/or phase are completed.
- n. A resident questioned why there are not more speed limit signs in the community.
- o. Jim stated that the resident photo I.D. cards will be implemented in the near future.
- p. Concern was raised regarding dress code on the golf course. Jim stated that personnel will pay more attention to this in the future.
- q. A concerned resident inquired about moving the concrete wash-out on Mayflower. Mr. Brooks stated that the wash out would be relocated within 30 days.
- r. A resident made the statement that "all employees but the golf staff need a lesson in customer service."
- s. One member who could not attend sent in a list of questions prior to the meeting. Scott Brooks addressed the questions that were not already answered during the meeting.
 - 1. Young children are permitted to use the chipping and putting greens as long as they are supervised.
 - 2. Storm shutters are allowed to stay up only during the entire hurricane season once approved by the board.

Jim made a motion to adjourn the meeting at 5:35 pm; moved and seconded.