

Del Webb Naples Community Association, Inc.

Annual Members Meeting

November 5, 2020

The Annual Board of Directors Meeting of Del Webb Naples Community Association, Inc. was held on November 5, 2020 utilizing the Zoom virtual meeting platform. All attendees were considered present by having logged onto and participating or observing the meeting. Jack Bruce, Assistant Community Manager, acted as host for the virtual event. Board members in attendance were Scott Brooks, Laura Ray, and Steven Gust. Staff Managers in attendance were Ken Rice, Community Manager, Damian Rose, General Manager, Andrew Dailidonis, Regional Manager of Hampton Golf, and Dan Brooks, Panther Run Golf Course Superintendent. By exact count, 48 members of the Homeowners Association logged into the meeting. Mr. Brooks represented the developer, PulteGroup.

Call to Order: The meeting was called to order by Mr. Rice at 2:28 PM. A quorum of the membership was present, and proof of due notice was accepted.

Approval of Prior Meeting Minutes: A motion was made by Jim and Nancy Frierson to waive a reading of the minutes of the Annual Members meeting of November 7, 2019, and to accept them as written. David and Gina Langston seconded and the motion approved by the members present.

Old Business: There was no old business to discuss.

New Business:

Mr. Brooks gave the officer's report and discussed the fact that Del Webb Naples has already had 76 sales, year to date, not including the Carriage Homes. This already surpasses the sales goal of 75 for the full year 2020. He recognized the stellar results by the onsite Pulte Homes sales office team members, namely, Holly Imbus, Bill Olex (Sales Associates) and Cheryl Goldstein (Sales Assistant). He then mentioned that Sales Director Justin Wood was moving to another Pulte property and was being replaced by Shirley Gerazano. He closed this discussion by stating that 39 new home constructions are in progress and 61 have already closed.

Mr. Brooks then directed his discussion to the Construction team by mentioning by name Drew Kowalski, Loren Foushee, Oscar Escobar and Jake Mullen. They are managing the work that is continuing on homes on Harmony Extension and Nobility with Lee Court slated for construction in the near future.

Land Development Update: Pond construction is continuing in Phase III and berms and landscaping have been completed along the south side of Ave Maria Boulevard from Del Webb Way Extension to the Bellera entrance. The Del Webb Way Extension is still under construction and anticipates opening in January. There will not be a gate. The final lift on the streets branching off of Celebration will be done starting next week and the Del Webb Way Extension from the roundabout to the Oasis entry will be done later this month. Construction will also begin in the area beyond the north end of Celebration in January 2021. Mailboxes kiosks will be installed soon for the new streets along Celebration.

He recognized by name all of the HOA staff: Community Manager Ken Rice, Gene Silquero, Lucy Guevara, Olga Maldonado, Elisa Salazar, Gerardo Hernandez, and Assistant Manager, Jack Bruce. He commented that the staff is a stellar team. He then mentioned the Panther Run Golf Course leadership team, Damian Rose, General Manager, Dan Brooks, Superintendent and Charlene Walters, Rusty Putter Food and Beverage

Manager. He made a brief mention that the Grand Hall is available for small member gatherings utilizing social distancing and mask protocols and that he is looking forward to when we will be able to host more and larger events in the future.

Mr. Brooks then discussed the closure of the Panther Run Golf Club in May 2021 through November 2021 for renovation of the playing areas and mentioned the Rusty Putter will remain open and that a restaurant renovation will take place during this same period. He made mention that more information would be made available in the annual Golf Members meeting held after the first of the year.

He then discussed a buffer that is to be built between Lennar's National Golf Course and Bellera at Del Webb. It has been disclosed by Lennar that they will erect a fence with hedges and that once this erected, crossovers on the bridges in Bellera will be reopened, allowing residents to utilize the new asphalt walkway. This concluded the officers' report.

The other directors stated they had no report to present, so Mr. Rice instructed Mr. Bruce to receive questions from the members via Zoom's "Chat" option.

During this portion of the agenda, there were over 40 questions or comments asked by members and answered by the board or management.

Adjournment: There being no further business to discuss, the meeting was adjourned without objection at 3:45 PM.

Respectfully submitted,

Ken Rice

Ken Rice, CAM
Community Manager