



Del Webb Naples Community Association, Inc.
2015 Annual Meeting
November 18, 2015
4:30 pm (Immediately following the Budget Approval Meeting)

Staff in attendance: Scott Brooks, Laura Ray and Chris Hasty(Pulte Group), Kelly Guarascio, Jim Simpson, Mike Meisenhelter, Nella Bennett, Mary Bennewate, Angelica Rice and Wendy Herkenratt (Hampton/Evergreen).

Residents in attendance: 41

- I. Call the Meeting to Order at 4:38 PM
 - a. With three representatives from the developer, a quorum was determined.
- II. Proof of Notice
 - a. Kelly Guarascio provided Proof of Notice.
- III. Reading or disposal of minutes of last members' meeting
 - a. A motion was made by Kim Rampmeyer to waive the reading of and approve last year's meeting minutes. Sue Schweizer seconded the motion.
- IV. Reports of Officers
 - a. No reports from Officers.
- V. Old Business
 - a. No old business to discuss.
- VI. New Business
 - a. A resident asked what the member guest rate is. Jim Simpson answered that the rate is 25%-30% off the public rate.
 - b. All golf carts driving within Del Webb, including on the golf course should be registered with the association and have a Del Webb decal.
 - c. A resident questioned how delinquencies are handled and the status of the delinquencies of the residents in our association. Angelica Rice stated the procedure of handling delinquencies and stated that our association is in better financial standing compared to other associations that we manage.
 - d. Chris Hasty explained that the next phase the developer will be developing is on the south side of Liberty.
 - e. Freedom will eventually cross over all of the way through to the other side.

- f. We have 363 homes closed as of today.
- g. There are approximately 30 under construction currently. The goal was a total of 96 homes completed in 2015.
- h. A discussion was held about the future expansion of the Oasis Club. At this time, there is no official date when the club will be expanded. The residents feel the space is not large enough for all of the clubs and activities as it is currently. Scott Brooks responded that it's about using the current space for the different clubs and coordinating with our Lifestyles Director.
- i. There is a discounted golf rate for social members, which is separate from public and guest fees.
- j. There is currently a detour path from the 9th hole to the 10th hole due to construction of the 19th Hole. The golf maintenance staff is currently working on flattening the rock pathways.
- k. The association is currently under contract with Comcast until 2019. Many residents are upset about the installation time frame and customer service.
- l. Acoustics in the arts and crafts room are not good.
- m. Boulders will be placed on the outside of the entry and exit gates at the Plymouth and Liberty gates.
- n. Kelly gave an overview of the new Del Webb Naples website scheduled to launch on December 1. HOA forms and the calendar will be available on the site, and residents will be able to sign up for events through the website.

VI. Adjournment

- a. The Annual meeting adjourned at 5:39 pm.