

Alden Pines Home Owners Association  
General Membership Meeting  
12 March 2013

**Meeting called to order at 7pm**

**Pledge of Allegiance** led by Bill Davis

**Welcome:** The Board welcomed and introduced new property owners in the neighborhood. Bill also took the time to acknowledge the passing of one of our long-term neighbors, Flo Janssen, who recently passed away. A quorum was declared and the meeting began.

**Secretary's Report** – A copy of the Minutes for last year was distributed to the members for approval. Jessie Brown motioned to accept the minutes as written and Nancy Wiseman seconded. Motion carried.

**Treasurer's Report**- A proposed budget for 2013 was distributed to the members for approval. Max Navia motioned to accept the proposed budget as written and Helen Shanley seconded. Motion carried.

**Website-** [www.aldenpines.org](http://www.aldenpines.org). Laura Nelson presented an update on the website. She has moved the website to a new hosting company and has updated the site to be more user-friendly. Users visiting the website can find a variety of information about our area, including a Community Resources page. Members were invited to submit information to the website and/or to make suggestions for improvement. Address for emails related to the website is: [aldenpinesboard@comcast.net](mailto:aldenpinesboard@comcast.net).

**Social Committee** – Chris Dixon reviewed the outcome of the January 2013 Pig Roast. Chris declared this annual event to again successful and expressed thanks to the committee for their planning efforts and the membership for attending. The date for the next Pig Roast in January 2014 will be determined at a later time.

**Landscape Committee**- Max Navia thanked the committee members for their contributions of physical labor in maintaining and updating Clubhouse North, Tamarac North and the entrance. Tamarac and Sandarac cul de sacs received some bromeliads and Tamarac North was planted with some oyster plants. The front entrance will be the next focus, possibly adding some good soil and getting some type of plants that do not require water, since there is none available there.

**Welcoming Committee** – Sophie Humpidge and Helen Shanley reported that they have visited 6 new neighbors with welcome packages made up of the By-Laws, Deeds of Restriction and some general information. Sophie and Helen always take the information to new property owners, along with a plate of cookies. She noted there are a number of new lot owners that they have not yet met.

**Old Business-**

**Operating Entity** – Copies of letters exchanged between APHOA and the SW Water Management District (SWWMD) was distributed for the members to review. The letter from the District requested that APHOA become the operating entity for the surface water drainage system in our Alden Pines subdivision. APHOA'S response to the District was to inform them that our Association is not a state certified Home Owners Association, that Association membership is strictly voluntary and that we do not have the funds or the authority required to impose assessments from the property owners for the system's maintenance.

Alden Pines Home Owners Association  
General Membership Meeting  
12 March 2013

Bill Davis led a discussion on what an Operating Entity is and what steps may become necessary if the SWWMD attempts to force our Association into the operating entity role.

Stu Bennett, co-owner of Alden Pines Golf Course, told attendees he believes the golf course and the property owners are in this issue together. He reminded those present that as long as he has been with the golf course they have repaired and maintained the water flow. His suggestion was that APHOA seek formal certification as the Operating Entity so that Lee County would not take over responsibility for the maintenance and upkeep of the drainage system, paid by tax assessment.

Bill Davis explained that our Board Attorney told us that the County does have the authority to take the water system over, operating it through tax assessments on all owners, including the golf course. Discussion ensued about the fact this would force all property owners to pay their fair share, whereas under the present system only a few property owners in the neighborhood contribute toward improvements.

The decision reached on this issue was for the Board to wait for a response from the Water District before proceeding any further. Upon receipt of a response, Bill will call a special board meeting and, if necessary, call a general membership meeting to further discuss the matter.

**New Business** – Herb Wiseman conducted the election of new board members, treasurer and secretary.

Director: **Helen Shanley** was nominated by the nomination committee for a five year term as a Board Director. The floor was opened for further nominations. Jessie Brown offered a motion to close the nominations, seconded by Nancy Wiseman. Motion carried. Helen will serve for five years.

Secretary: **Laura Nelson** was nominated by the nomination committee for a one year term as Secretary. The floor was opened for further nominations. Les Nelson offered a motion to close the nominations, seconded by Max Navia. Motion carried. Laura will serve as Secretary for one year.

Treasurer: **Mary Navia** was nominated by the nomination committee for treasurer. The floor was opened for further nominations. Jessie Brown offered a motion to close the nominations, seconded by Bill Davis. Motion carried. Mary Navia will serve as Treasurer for one year.

Following is the Board of Directors for 2013:

**2013 Board of Directors**

Bill Davis	1 year
Chris Dixon	2 years
Jim Lyle	3 years
Mitzi Sanders	4 years
Helen Shanley	5 years
Mary Navia	Treasurer
Laura Nelson	Secretary

**Following elections, the floor was opened for general topic discussion and member questions/comments encouraged.**

Alden Pines Home Owners Association  
General Membership Meeting  
12 March 2013

Dee Hembrook asked if there was any update on the golf cart ordinance the County is pursuing. Laura Nelson told the group she had posted a number of updates on the website and that the latest she had heard was a new ordinance may be completed by the first of April.

Nancy Wiseman asked about the Deeds of Restriction and specifically who enforces them. A discussion ensued. The Board reiterated that the Association cannot force a property owner to make changes the Association deems is in nonconformance with our Deeds of Restriction. That can only be done by individual property owners through the legal system. What the Association has been successful in doing is to educate and inform property owners of the requirements of the restrictions. Through encouragement and education we have been able to achieve nearly 100% compliance with our Deeds of Restriction. Most property owners understand and embrace the purpose of these restrictions, which is to keep our neighborhood attractive and our property values high.

Dick Penman issued an appeal to those present to work to help him keep people off his vacant lot on Pacosin. He has cleared the lot for future building and indicated that someone has been parking heavy equipment on it, as well as occasionally using it for a dumping ground for old tires. Several folks present offered ideas for his dealing with the issue, including contacting the contractor who has been recently working on the overhead wiring project in this area.

Anna Stober reported on the current actions of the Pine Island Civic Association. She indicated the "Pine Island Plan" was recently under attack again by the County Attorney's office, but through a series of discussions, letters, etc. that movement has been stopped for the time being. Anna reminded people that it's important that all residents of the Island get behind the Association to ward off future attacks on the Plan.

President Davis reminded property owners of the existence of our APHOA Emergency Contact Information Book. The Board maintains a compilation of property owner contact information in the event something happens to a property in an owner's absence. Being included in this booklet is totally voluntary but, given the large number of seasonal residents at Alden Pines, it was suggested that all owners may wish to consider participating. One attendee suggested that certain insurance companies will not cover damages on property when the homes are not being checked on a regular basis in the owners' absence.

Attendees were told they could send their contact information to [aldenpinesboard@comcast.net](mailto:aldenpinesboard@comcast.net)  
Information in this booklet is released only on an as need to know basis.

Adjournment was called. Max Navia moved the meeting be closed and Les Nelson seconded. Motion carried. Meeting was adjourned at 8:20 pm.

Respectfully Submitted,

Mitzi Sanders, Secretary