



Thank You For Joining Us For:

Coffee Talk

With: Rose Wallace, LCAM

WELCOME

- Welcome and Good Morning Del Webbers! We appreciate those of you who have taken time from your day to join us this morning and I want to say welcome and good morning to all the Del Webbers joining us this morning by participating “Live on Facebook”. Please feel free to make any comments and/or ask questions and Meredith will share those with us at the end of the meeting and we will address any items we can.

Agenda

- Introduction of Hampton Golf and Mainscape Personnel:
 - Susan Shannon, Vice President of Administration & Human Resources, Hampton Golf
 - Andrew Dailidonis, Senior Vice President of Club Operations, Hampton Golf
 - Arnold Ramirez, On-Site Manager, Mainscape (Who was kind enough to provide the delicious donuts this morning!)
- Mainscape Update by Arnold Ramirez
- Update on the Community
 - 1) What has happened over the last month.
 - 2) What is happening now.
 - 3) What is coming up?
- Next Month's Meeting will Feature: Scott Brooks, HOA Director Pulte and Board President of Del Webb Naples.
- Questions Answered from Audience.

Update on Del Webb Naples

- What has happened over the last month?
- Jessica Martin has moved on to new adventures and is no longer managing Del Webb Naples. We wish her well! What does this mean for the community? It means I will be here managing the community while Susan and I seek out the “Best Fit” for the community. We will not rush, because we are going to chose the “Best Fit” then Susan and I will be here to make sure they receive the best training to get them acclimated. It also means your great onsite team that includes Lucy, Meredith, Gene and Olga will be here keeping everything running smoothly each day. And of course the board will be very active, helping wherever needed.
- Utility Box Grasses were removed from Victory Drive, Plymoth Place, Liberty Street and Rushmore Road. We had Trisha Doran and Michael Reinbark, from LCEC, come speak to the community about this last week. They explained that they must have access to the electric boxes (where the lid opens) in case there is an electrical problem at the home associated to that box, so they can make the repair as quickly as possible and not get oil in the residents yard. They explained that these can typically be removed from the back, so they are still hidden. It was never their intent to have all the grasses hiding the boxes removed. I agreed at the meeting to go walk the homes on the four streets affected and then have Mainscape reinstall or move grasses to restore as much cover as possible, while allowing access to these boxes.

Update on Del Webb Naples (Cont'd)

- I did walk/drive these streets on Monday and have compiled a list of how many grasses need to be planted and/or moved and the addresses affected. I will be discussing with Arnold today so we can move forward to order plants and schedule this work to be completed. As I told everyone at the LCEC meeting, it takes a couple weeks to get plant material here, so please allow us a month to get this completed.
- I want to thank Gwen Moore, who was kind enough to walk her street with me and show me several things and provide some valuable history. She didn't even leave me when the rain came, so thank you Gwen, I really appreciate you doing this.
- I also want to thank Nick Calderaro for letting me know podocarpus is a good replacement for grasses (in case we ever change them out) as they make a nice hedge.

Update on Del Webb Naples (Cont'd)

- While walking, Gwen did show me various wash outs that have occurred between homes and I will put together an eblast and send to residents on simple things they can do to stop this from occurring.
- We have addressed some parking on the street / at the end of the street issues. Please note: Street parking is not allowed. Commercial vehicles cannot be parked at the end of streets. Please understand that we will be monitoring the community and sending letters as needed.
- Emergency Vehicles accessing the community – All gates are equipped for emergency vehicles (they do not have a window sticker like residents). The gates have a) Knox Box (which houses a key that will hold open the gate) b) EVAC – which allows emergency vehicle access control and/or c) SOS – which is sound or siren activated yelp type device. We cannot get county approval for any gates without one or more of these devices on our gate system.
- New Pickle Ball Courts Opened and the furniture for this area has been ordered.

Update on Del Webb Naples (Cont'd)

- I attended the meeting with the fire chief last month. I have been asked to give an update on the new fire station today. I do not have an update on when this will occur, the best place to get this information is your local commissioners meeting (and I know the chief will appreciate the support). And as a reminder, you have to vote if you want the fire station to have funding. Vote on the Fire Assessment Fee on Tuesday, August 28.
- Bocce Courts – Gene and I are looking at ways to stop the clay from washing down the drains in this rainy season. After, Gene will be putting new clay on the courts.
- A couple alligators were picked up by Beth Hamm, Florida Fish and Wildlife Trapper, last week. These two gators had become “Too Friendly” and Beth and I agreed they needed to be removed. One was 8’ and one was 10’. Just a reminder, alligators are not pets and should never be fed.

Update on Del Webb Naples (Cont'd)

- What's Happening Now?
- Sand in the Pool? – The terrible weather has prevented the staff from being able to vacuum the pool daily. This resulted in some sand in the pool and some complaints. We apologize and are vacuuming as much as possible to correct this.
- Pool Furniture Cleaning – The pool furniture was scrubbed Wednesday. The reason we had some dirty furniture was because Olga, who takes such wonderful care of our community, took a much deserved vacation. Unfortunately, while she was away, some areas got behind. Of course Olga got busy and caught these areas up when she returned on Monday.
- Gene also cleaned the ladder rails at the lap pool (as they were getting rusty) and has also been touch up painting throughout the amenity center. Gene has also ordered a new flag pole for this room, as the eagle is broken on the one we currently have.
- Pool Flowers/Trees trimmed- The palm trees will be trimmed at the annual trimming which will begin in mid August. Flowers are addressed weekly by Mainscape.

Update on Del Webb Naples (Cont'd)

- Advisory Committees – I was asked about reinstating advisory committees to help by being extra eyes/ears on the community. We will not be implementing advisory committees at this time (although I appreciate any feedback residents care to share with me) because it has been my experience that this defeats the purpose of having an onsite management team. Most certainly when the neighborhood gets to the point of, or turns over, the resident board can seat an advisory committee if they chose to. Please know that you are welcome to email me, call me or schedule a time to come talk with me to provide any feedback you have.
- Update on the new Clubhouse – I do not have an update on the new clubhouse, but anticipate that Scott will have an update when he speaks at next months meeting.
- Update on the New Hospital – I'm sorry, I do not have an update on the new hospital. I will have Meredith reach out to see if the Hospital will have someone come speak to residents about the hospital and when it will be built.

Update on Del Webb Naples (Cont'd)

- What is coming up?
- Dirty Roofs / Dirty Driveway Inspections – I will begin driving the neighborhood next week to identify any roofs and/or driveways that need cleaned. After compiling the list, we will be sending letters to any residents that need to have this done. The letter will include a couple contractors that provide these services, with their contact information, so residents can call and schedule their cleaning right away. (I will reinspect these roofs in one month to confirm the cleaning has occurred or has been scheduled).
- Johnson's Tree Service is scheduled to start the Palm and Oak Tree Trimming the week of August 13. This is earlier than years past on purpose. The date has been moved up to help remove the palm seed pods flushing out in the trees. Mainscape is doing their best, but seed pod trimming is beyond their scope of work. The earlier date also helps make sure the work is completed ahead of mulch being applied.
- This will be our new time of year for tree trimming going forward. So roughly, Mid-August is when tree trimming will start. Palms are annual and hardwoods get trimmed every third year. We will send out an e-blast about this as well.

Next Month's Meeting

- Next Month's Meeting will be held on Friday, September 7th at 9:30 am with Scott Brooks, HOA Director for Pulte and Del Webb Naples Board President speaking to and answering questions from attendees. We look forward to seeing you in person or on Facebook live.



Audience Questions

Thank You For Joining Us Today!

