**LAKE NONA ESTATE COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Monday, December 19th, 2016**

**MEETING MINUTES**

The annual meeting of the Board of Directors of the Lake Nona Estate Community Association was held on Monday, December 19th, 2016. The meeting was called to order at 6:05 p.m. at the Lake Nona Golf and Country Club. The purpose of the meeting was to discuss old and new business relating to the Community Association, and 2017 Budget.

**PRESENT:** Lake Nona Estate Community Association President Andy Odenbach

Community Association Manager Maria Esham

Head of Security Chief Larry Wilson

Real Estate Brooker Cathy Williams

**HOMEOWNERS**: Attendance sheet attached

The Notice of the Meeting was posted via e-mailed at least 48 hours in advance.

Andy Odenbach opened meeting.

1. **Announcements** - Andy Odenbach

* Dais will be offering 3 months of free internet service for current subscribers as a thank you for their patience. In addition they will extend the same offer to future subscribers as a thank you for signing up prior to March 31st, 2017.
* Discussion on 2017- No dues increase; capital reserves clarification.

1. **Community Association Manager Report** - Maria Esham

2016 summary and on-going projects:

* + Sidewalk repairs.
  + New irrigation pumps.
  + New privacy screen on Tavistock Road.
  + Landscape improvements.
  + Sidewalk and curb pressure washing on-going.
  + Street light repairs- on-going.
  + Phase 2 of community paving has been moved to July/August 2017.
  + Wooden bridge connecting Covent Garden and Bryanstone to be refurbished.

1. **Gatehouse Report**- Larry Wilson- Report dates 9/2/15- 12/8/15

* Staffing

14 Full-Time

* Patrol

Calls for service: 138(alarms, open doors, speeding, lost dogs, gate runner, medical/911).

All community buildings are checked twice per shift.

* Key Inventory Program: 216 keys in inventory.
* Access control: 9/28/16-12/18/16

Visitor lane: 29,137

Resident lane: 47,147

* Currently 13 homes are being leased.
* Security Team is now patrolling Tavistock Property at the Medical City. Additional working hours, and staff are being paid by Tavistock.

1. **Real Estate Update** - Cathy Williams
   * As of December 2016 the Real Estate team has processed 37 Million on real estate transactions
   * Currently there is still 11 Mil. pending.
   * 60% of all 2016 transactions were with an outside broker.
   * We currently have 40 listings on the market.
   * Special real estate events such as “Sip and See” has helped create additional traffic.
   * Social medial has been a favorable tool to showcase our listings.
   * Looking ahead- Phil Kean exclusive “Sip and See” for our residents is December 21st.
   * National public relations campaign will be a big push for 2017.
   * The USTA is opening the first week in January.
2. **Club Report- Ryan Spence**
   * Club’s events have had great participation by members.
   * Lodge up to 40% increase use in 2016.
   * Golf course is in great shape.
   * Club house just completed a 2 Mil worth of renovations.
   * Hardtru courts being resurfaced.
   * Pool getting resurface in January.
3. **Outside the Gates Updates- Andy Odenbach**
   * USTA opening first week in January
     + 82 tournaments in 2017.
     + Expecting 55,000 competitors.
   * New hotel will start construction at the end of 2017 with an estimated completion date in 2019.
   * Land bridge construction to start at the end of January. This road will connect the Estates with the new section (Parcel 10).
   * Phil Kean New American Home and Remodel showcase will create a lot of traffic very similar to Street of Dreams event and Tavistock Cup.
   * Future expansion of the Golf and Country Club will intel of 20,000 sq. new space which will include a boat house, club, fitness facility, restaurants, beach volleyball.
   * Beach Volleyball may come to the Sports District.
   * Drive-Shack, a state of the art golf driving range facility, will have its first location in the US in Lake Nona.
   * Tavistock just acquired Pier66 Hotel in Ft. Lauderdale.
   * KPNG to build a multi-million global tanning facility.

Meeting concluded at 7:15 p.m.