

Minutes  
Pembroke Neighborhood NVR (Neighborhood Voting Representative) Meeting  
February 15, 2023

CALL TO ORDER, 10:15 a.m.

PROOF OF NOTICE — confirmed.

ROLL CALL

Present:

Jennifer Warner, Alternate NVR  
Don MacNeal, Resident Board Member  
Neighborhood residents

Excused:

Paul Gilson, Neighborhood Voting Representative (NVR)  
Walter Kahn, Alternate NVR

APPROVAL OF MINUTES. Approved.

OLD BUSINESS

A) Traffic safety issues:

i. Speeding on Antigua — Board has committed to some mitigation methods starting with data collection:

a. Three solar-powered speed-indicating signs approved for purchase; these will display automobile speed and collect data on roadway speeds (not cameras, no specific car identification). Not yet purchased.

b. Resident board member has also requested more speed limit signs for long stretches on Antigua that presently lack them.

ii. (Related to above) Conflict of pedestrians, bikes, cars/trucks at intersections. Discussion. User awareness of surroundings and general courtesy the best solutions, though not enforceable.

B) Negative resident feedback re location of additional pickleball courts at Sales Center. Addressed by Minto with alternate site proposal and resident survey/vote. Result expected this week.

C) Shrubbery blocking lines of sight at Antigua at both Saba and Pembroke — Juniper has been doing more aggressive trimming; continued observation & followup. Saba/Antigua intersection most important, and receiving the most aggressive trimming. Any alternate shrubbery choices not likely to be done.

D) Pembroke mailbox area safety. Parking and traffic configuration remains dangerous. Representatives trying to collect data: photos, measurements, perhaps request incident reports from neighbors, and look at Barbuda/Andros mailbox siting for comparison. Proposed solutions so far deemed by Minto not feasible.

NEW BUSINESS/UNRESOLVED ISSUES

A) Longstanding non-function of community lap pool heater. Two Pentair heaters ordered yesterday, reported arrival time expected in weeks (vs. months); no installation date yet known. Pool heater function should be an ongoing pool maintenance responsibility, and this long duration of malfunction should not occur. Residents who are dismayed with the longstanding problem are encouraged to voice dissatisfaction with the slow pace of this repair by e-mails to the HOA, copied to the Board of Directors, rather than just on Facebook posts.

Special note: Resident attendee states particular appreciation that HOA staff was very responsive to requested repair of lap pool lift chair, but also notes that this should be an ongoing pool maintenance responsibility.

B) Access to amenities by unaccompanied non-residents. There is already a plan to which Minto has agreed, although execution has been stalled due to Access Management personnel changes. Plan is for a photo ID system for ONLY residents. Probably all new car decals to be issued. Time-limited guest tags also under consideration. Leolani (Minto) has experience with such systems at other communities.

C) Communication with Pembroke neighborhood residents. There is reportedly an Isles resident who has been maintaining a resident data base, updated twice yearly, reportedly available broken down by street. Pembroke NVR, with info volunteered by neighborhood resident, will investigate. E-mail contact information can only be available to neighborhood committee from willing residents; residents are under no obligation to provide such information and are completely within rights to decide not to share such information.

D) Other new business offered by attendees.

i. Request to investigate whether there are means to ask navigation providers (e.g. Google Maps, Apple Maps, Wayz) to remove the Saba gate as a route to our addresses.

ii. Important upcoming meetings.

a. Pembroke's annual election of their Neighborhood Committee (Committee then elects its Neighborhood Voting Representative) is March 15, 10:15 a.m. Selecting this Committee requires participation by 30% of Pembroke's 117 neighborhood households, that is, 36. Proxies are allowed. Ballots or proxies can be obtained at the HOA office. Existing committee will attempt to disseminate this information.

b. Election of Resident Member of Isles of Collier Board of Directors is April 4, 2023.

c. Next Pembroke Neighborhood meetings are: March 15, April 19, October 25, 2023, all at 10:15 a.m. in Multi-Purpose Room.

ADJOURNMENT 11:15 a.m.