

BROOKSHIRE BREEZE

www.brookshireclub.com

May 2009

Land Solutions Development Update

Following the denial of the Land Solution's application for a 175,000 sq. ft. commercial development by the Board of County Commissioners in September 2008, the developer, Land Solutions requested and received a mediation session.

On March 18, 2009, Mediator J. Nulman, conducted the proceedings amongst the County Planning Department, the Parks & Recreation Department and Land Solutions to consider a revised plan containing five buildings and totaling 160,000 sq. ft. The most significant factor was the inclusion of a "quality" style hotel located along the Six Mile side of the site.

The parties were able to reach compromises on design and development stipulations allowing the Mediator to submit a report to the County Commissioners with a recommendation to approve as submitted. Brookshire representatives participated in the mediation session and the Commissioner's Meeting on April 28th, and offered support of the final development application.

After all the time and effort by many people over the past three years and the expenses incurred by the Association in reaching this point we believe this last plan iteration is the best that we could reasonably expect. The clock has now started for the payment of additional funds by Land Solutions for our cooperation in support of the approval process. The Board expects that they will continue to monitor and work with Land Solutions, as good neighbors, to facilitate the best mutually beneficial results.

Based on the approved development plan and in conjunction with the agreement between Brookshire and Land Solutions, the total amount due from Land Solutions is approximately \$235,000. This will be paid over the next several years. Brookshire has already received \$25,000 of the \$235,000 and another \$25,000 should be received in the next few months.

MEMBERS OF THE MASTER BOARD

Name	Title
Debbie Keller	President
Lee Redmond	Vice President
Vince Hayes	Treasurer
Jayne Grant	Secretary
Glenn Barger	
Jeff Key	
Ben Stewart	
Eileen Mazur	
Vee Gee McCort	

RESIDENTS MAY CONTACT

MEMBERS OF THE MASTER BOARD

Residents can email if they have a concern, issue, praise, complaint, etc. to :

emailbrookshire@gmail.com

There is a also a mailbox for each director in the clubhouse office. Residents may leave signed notes for a particular director in his/her box. These boxes are checked regularly.

Brookshire Management Association

Alliant Property Management LLC

6719 Winkler Road Suite 206

Fort Myers FL 33919

2008 Annual Meeting

Brookshire was not able to hold an annual meeting in February because a quorum was not established (not enough owners mailed in the proxy form to conduct a meeting). However, the election did take place for the three board positions. Mr. Vince Hayes, Mrs. VeeGee McCort and Mr. Jeff Key were elected by the membership to serve three year terms on the board. The directors then held the organizational meeting and elected the following to serve as officers:

President, Debbie Keller

Vice-President, Lee Redmond

Treasurer, Vince Hayes

Secretary, Jayne Grant

Thank you to all owners who participated and/or attended the meetings. We appreciate your support.

2009 Brookshire Board of Directors Update

Michael Chase resigned from the Brookshire Master Board of Directors. We appreciate Michael's help and volunteerism the past year. At the regularly scheduled March BoD meeting, Ben Stewart was nominated and unanimously elected to fill Michael's board position. Thank you to Ben for volunteering. We look forward to working with you.

Brookshire Luau is Alohalicious for all !!

Aloha Brookshire. On Saturday, February 21, Brookshire residents enjoyed a great day poolside. The Brookshire Luau took place with grass skirts, mai tais, hula hoops, music and more. Thanks to Wendy and Jeff Key for providing the poolside music – it was fabulous. Although there wasn't room for a pig roast, pulled pork sandwiches made up the main course along with hamburgers, hotdogs and many side dishes. Over 100 residents attended and sat around the poolside tables eating, drinking and listening to music while the kids played games and won prizes. Pictures of the event are up at the clubhouse on the bulletin board back by the fitness room. Go check them out and feel free to take the picture of you and your friends! Special thanks to Wilma Tarencz and Barbara Hayes for coordinating the party. Mahalo!

Brookshire Financial Update by Vince Hayes

Evaluating Brookshire's financial status by looking at just today's numbers tells an incomplete story. Comparing the Association's deficit of \$32,718 from March 31, 2008, with this year's March 31, positive balance of \$34,820 reflects a marked improvement in the Associations financial health. To better understand the reasons for this improvement the actual numbers can be viewed versus the Planned Benchmarks for the Operation over the last nine months of 2008 and year to date for 2009. The Board established a budget and operating plan and the board is staying within the budget year to date. The core objective of the operating plan and budget was to reduce or eliminate expenditures not producing satisfactory results and keep a close watch on spending and collections.

We are spending at the rate as planned while moving forward with necessary and desirable facility repairs and upgrades. Tracking on the Plan for liquid assets has also allowed the movement of cash into higher yielding certificates of deposits which will produce a little more interest income.

A major factor in any Operating Plan is the reliability of the revenue stream and the general economy has made this stream run slower than desired. At the end of April there was approximately \$100,000 past due in assessments, interest and legal collection fees. This situation will most likely get worse before it gets better, as third quarter delinquencies and interest charges accrue along with the cost of the legal collection efforts. Early in 2009, the Board adopted a standardized policy and procedures on the collections and ITL (intent to lien) processes. The policies and procedures are designed to protect the interests of all the unit owners and are being applied in a uniform and timely manner.

Kudos to Jeff Key by Jeanne Biery

Jeff Key, a Brookshire Board member, donates more than his time to Brookshire. In the tradition of his father Billy, Jeff believes in giving back to the community and he does so, over and over again. He is always one of the first to volunteer for any special event at the clubhouse, in addition to initiating and organizing many activities for children and adults alike. In his spare time Jeff maintains our website where we can go any time of the day or night to get updates on our community. Wheew...I'm tired just listing all this.

Now it's not just time Jeff is donating. He owns Community Environmental Services, which recently donated a purple martin colony housing unit, two bluebird houses and a turtle platform to Brookshire. Everything is located on the clubhouse pond. The items would normally sell for \$600, \$110 and \$95 respectively. Now that is someone who puts his money where his mouth is ! We need more like him in this community...don't you agree?

According to Jeff, Purple martins migrate here from South America and stay February through August. They eat lots of insects and help with mosquito control. Bluebirds nest in the spring and are frequently seen throughout Lee county. Three species of turtles may be seen on the turtle platform.

Go to the clubhouse and check out our new additions. **Thank you Jeff !!**

Brookshire website www.brookshireclub.com by Jeff Key

Remember that you can find out more information about Brookshire happenings, events and latest info by visiting www.brookshireclub.com

There is a calendar of events along with minutes from board meetings, forms and other useful information. Please visit the website and subscribe to updates.

Twitter and Tweet at Brookshire

Brookshire is now Twittering !! You may have heard of Twitter in the past few months. It's the latest craze on the internet and allows you to receive brief updates as things are announced. You can sign up for Brookshire updates by signing up for Twitter at www.twitter.com and search for brookshire club or go directly to

<http://twitter.com/brookshireclub> see the updates. You can subscribe to updates on the twitter website - either receive them via email or mobile phone. Twitter updates are all brief (under 140 words) and we will use Twitter as another form of communication to those interested. Example, to remind you of the next board meeting a few days before or let you know when a new Brookshire Breeze becomes available, holiday hours, changes, projects, etc

Clubhouse Staff Hours

With the completion of the access control system, the hours for the clubhouse staff members has changed slightly. The clubhouse is generally staffed from 7am-1pm Monday - Saturday and then from 5pm - 10pm. Hours may vary slightly, but you can always email or call and leave a message if you need assistance. Brookshire email is emailbrookshire@gmail.com and the clubhouse phone number is 239 768 0332. Alliant's phone number is 239 454 1101

Swimming Lessons by Jeff Key

Brookshire resident, Mary Soucek, will be conducting her 11th annual swim lessons for Brookshire members and guests from May 16 through June 27, every Saturday from 9am until noon. Call Mary at 561-0189 for details or pick-up an application form at the clubhouse. Classes will be divided into age and ability groups and will last 30-45 minutes each. Mary is Red Cross Certified and offers classes in Pre-Beginners, Beginners, Advanced Beginners, Intermediate, Advanced Swimmer and Water Safety Instructor and Synchronized swim. Classes are open to all Brookshire children, adults and guests. Her lessons were approved by the board at the April 2009 meeting. Thank you to Mary for this ongoing service which she offers for free. Please consider a gift for her for her contributions to the water safety of our residents and children.

2009 Projects and Work – Year to Date

2009 started on the right foot with the security system project being finished. The security access system was installed on the clubhouse and both pools. All residents, owners, renters and guests are required to have an access card to enter the facilities. A form can be obtained online at www.brookshireclub.com or stop by the clubhouse. The system is expandable to other amenities in the future as we need it.

So far in 2009, we have already completed quite a few projects and repairs such as:

- Replaced the lights and ballasts on the tennis courts - \$8,500
- Replaced the broken spa heater - \$3,100
- Installed all new grates on the pools and spas per Florida statute
- Repaired lights and courts on the bocce ball (\$460) and shuffleboard courts
- Replaced broken toilet in women's restroom at clubhouse
- Replaced old/broken nets on tennis courts with new ones and added new plastic chairs
- Bought 24 chairs and 4 tables for the clubhouse for events to replace old ones (\$750)
- Replaced a broken air conditioning pan above the racquetball court (\$660)
- Replaced the broken filter disc system at the big pool (\$852)
- Paid \$300 for a new commercial outdoor style grill next to the shuffleboard courts. The former grill was rusted and falling apart.
- Replaced broken gas heater for the big pool (\$2,700)
- Used volunteers to paint both pool fences (\$285 for paint/materials)
- Had all tile in the clubhouse and the fitness room carpet pressure and steam cleaned (\$450)

Replaced the worn circulating pump at the small pool for \$650

Upcoming Projects

- In the near future we are having two air conditioner units at the clubhouse replaced. The units being replaced are approximately 15 yrs old and the new units will be more efficient and come with a 10-year warranty. The cost is approximately \$10,000 for both units and is covered by our reserve accounts. One unit is a 4T unit and the other is a 2T unit.
- In order to help maintain and protect our amenities, it was decided that the basketball court will have a fence put around the court and the most north tennis court will have a high fence installed on the east side of the court. This work should commence in the next few weeks.
- We are adding a decorative retaining wall around the clubhouse entrance way. Cost was \$565 for the materials and we used volunteer labor to lay the stones by Todd Pope, Lee Redmond and Vince Hayes – great job guys. Flowers and mulch will be added soon.

Lastly, the clubhouse roof is scheduled to be cleaned, sealed and repainted to improve the esthetics as well as help protect it until it needs to be replaced in three to five years. We are also obtaining bids to either replace or repair the clubhouse and small pool parking areas. It will be discussed at the next board meeting.

"Brookshire Kids Club" by Jeff Key

Bring your kids to our monthly "Brookshire Kids Club" on the first Saturday of every month from 9-10am. We will meet at the playground and picnic area behind the clubhouse, weather permitting, or move into the clubhouse lanai. Our first play date was May 2nd and centered on a Mother's Day craft and play time for 8 children in attendance. Please sign-up at the clubhouse or <mailto:jeffgkey@comcast.net> by Thursday, June 4 for our next gathering on Saturday June 6 with a focus on Father's Day. There will be a \$2 or less fee to cover craft materials. All children must be accompanied by an adult. Our next play date will be on Saturday July 4 with an Independence Day theme. Thanks, Jeff Key 239-822-6087