

SAPPHIRE LAKES MASTER ASSOCIATION

Date: Wednesday, August 20, 2025

Time: 10:00 AM

PLACE: RESORT MGT 2685 HORSESHOE DR. S. STE 215 NAPLES FL 34104 & ZOOM

MINUTES

- I. **The meeting was called to order by President Bob Foster at 10:00 AM on zoom.**
- II. **Those in attendance were:** Sharon Bonnet (Amber) Daria Murphy-zoom (Amethyst), Kit Ingeme (Diamond), Ken Grissoni (Emerald), Bob Smith-zoom (Garnet), Shirley Carnine (Hematite-alternate), Bob Foster-zoom (Jade), Nancy Wentzel (Jasper-alternate), Mike Mears-zoom (Malachite), Mike Bradley zoom (Opal-alternate), Connie Fullerton-zoom (Spinel), Suzanne Chapin (Topaz), Charlie Lorenzo-zoom (Quartz), Alex DeSanctis-zoom (Turquoise) Victor D'Andrea-zoom (Tourmaline - Alternate)
Suzanne Foster, Master Property Manager was also present. A quorum was established.
- III. **Proof of Due Notice of Meeting – Meeting was duly noticed.**
- IV. **Disposing of Minutes for BOD Meeting – April 16, 2025**
Connie Fullerton moved to approve the minutes of April 16, 2025. Second by Daria Murphy. Carried unanimously 15-0.
- V. **Reports of Officers**
 - A. **Presidents Report**
 1. **Comcast Conversion** - Bob mentioned the conversion will start in a few weeks and take several months as they need to get into each unit. This will be faster speed, and upgrades made to the ONU. There will be a one-page explanation with the benefits listed. Everyone must participate.
 2. **Lawsuit** – there was a slip and fall and has been turned over to our Insurance Company and Attorney. All repairs to sidewalk cracks have been done except the one in question, waiting for their insurance company to look at it.
 3. **Hurricane Preparedness** – Please designate someone from your Association or any other designee if you are not in attendance to Suzanne, for any plans made. Suzanne explained the procedures her and Roberto are taking.
 - B. **Treasurer's Report – Mike**
 1. **Update on Budget** – Mike gave an overview update along with accounts over or under budget. (Attached) He noted Daley has been behind in invoicing. The Reserve interest is better than planned.
 - C. **Manager's Report** – Suzanne Foster gave her report concerning much of the maintenance work that has been done by Roberto etc. (attached)

She also mentioned all Master Board members are now required to attend a 1-hour certification course each year going forward.

VI. Old Business

1. **Resealing Quotes** – Suzanne mentioned there were several proposals. Had approved Paramount Asphalt and Sealcoating for \$45,000 but they increased their price to \$59,000. It was re-bid. The Board members had a copy of the proposals. This resealing is just for the streets. It will be done this fall.

Mike Mears moved to award D&M for the Contract at \$59,000. Second by Bob Smith. Carried unanimously 15-0.

VII. New Business

1. **Paving information – Mike**

Mike went through many of the measurements under the carports and the walkways and areas under the canopies. Much discussion on whose responsibility it is for the walkways and areas under the canopies. (Master or Sub-Associations)

Kit Ingeme moved to accept the actual total square footage for the Master expense of paving to be the vehicle parking space area only under the carports, not the walkways or canopy areas. Second by Daria Murphy. Motion lost 4 yes, 11 No.

Those voting against the motion are: Emerald, Garnet, Hematite, Jade, Jasper, Malachite, Quartz, Spinel, Topaz, Tourmaline, and Turquoise.

After more discussion - ***Connie Fullerton moved that the sub associations pay for the total square footage of the vehicle area plus the awning and walkway areas. Second by Ken Grissoni. Motion Carried 8- yes, 7- No.***

Those voting "No" were: Amber, Amethyst, Diamond, Opal, Quartz, Spinel, and Tourmaline.

Connie Fullerton moved to use the average price and not the actual price as shown on the diagram. (attached) Second by Alex DeSanctis. Motion carried 14 Yes, 1 No - with Quartz voting No.

*****Question as to what year the Board Members are to be required to take the 1-year course. Suzanne Foster will investigate the requirements with an attorney and get back to the Board members.***

***** Another question concerning the years Board Members can serve as President will also be investigated by an attorney.***

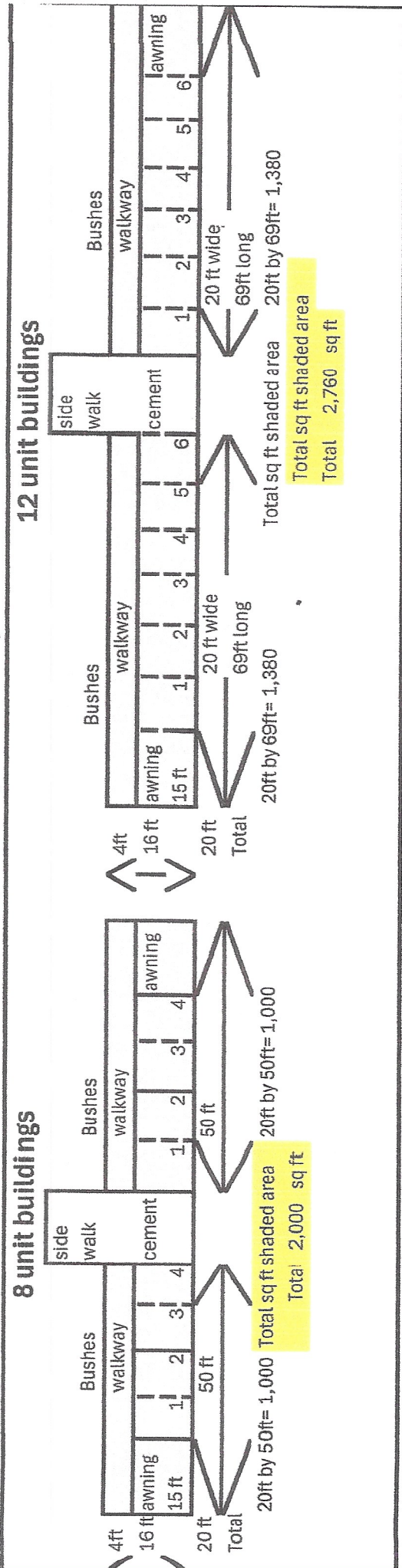
- VIII. Owners Comments – Questions & comments by Diamond, Turquoise and Spinel concerning cocoplum roots being taken care of in 2027 when it could be a liability issue sooner, milling of the pavements is expensive and is it necessary, possibility of concrete the walkways, and will the quotes today for the paving be the same as 2027.**

- IX. Adjournment - Being no further business to come before the meeting Connie Fullerton moved to adjourn. Second by Daria Murphy. Meeting was adjourned at 11:30 AM**

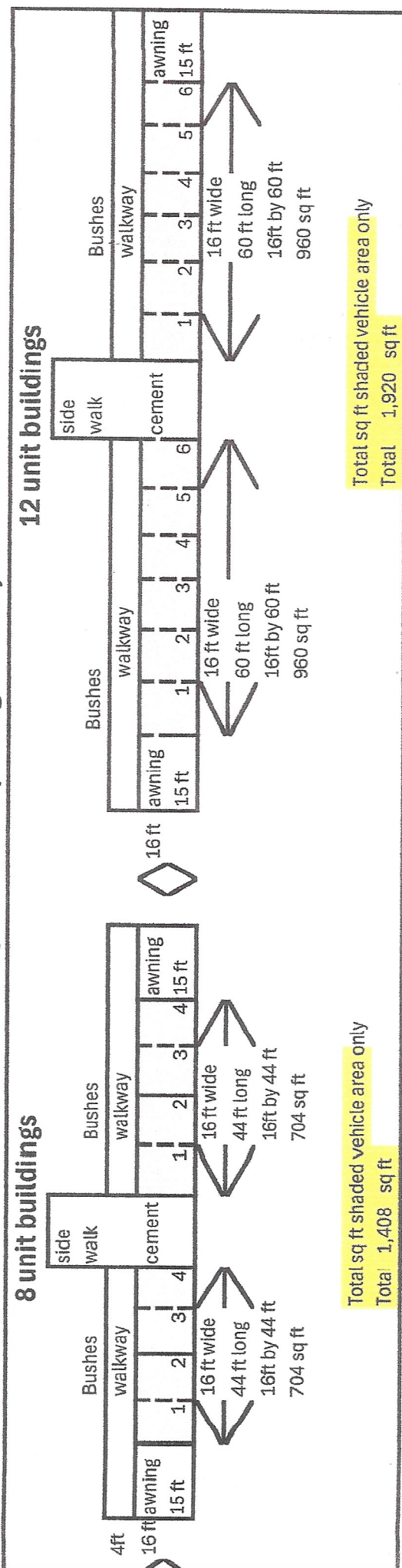
Respectfully submitted by:
Suzanne Chapin, Secretary

This is the area vendors are charging the higher cost.

Total sq ft of carport blacktop area



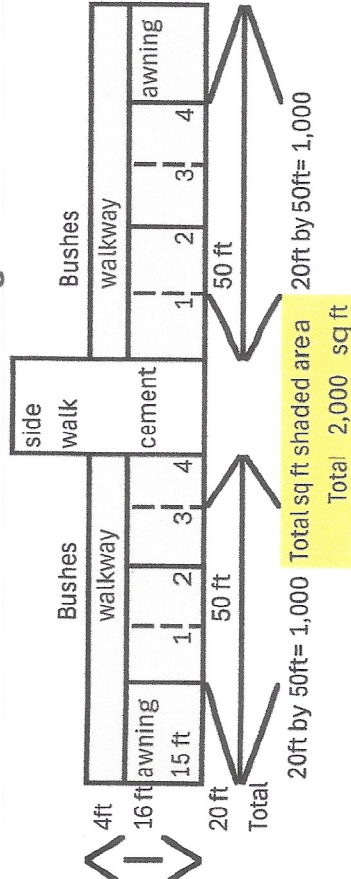
Total sq ft of vehicle parking area only.



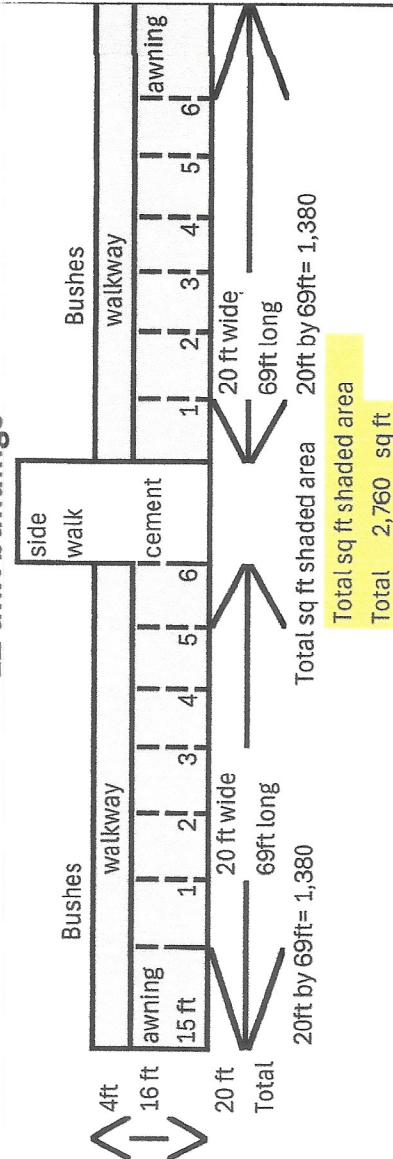
This is the area vendors are charging the higher cost.

Total sq ft of carport blacktop area

8 unit buildings

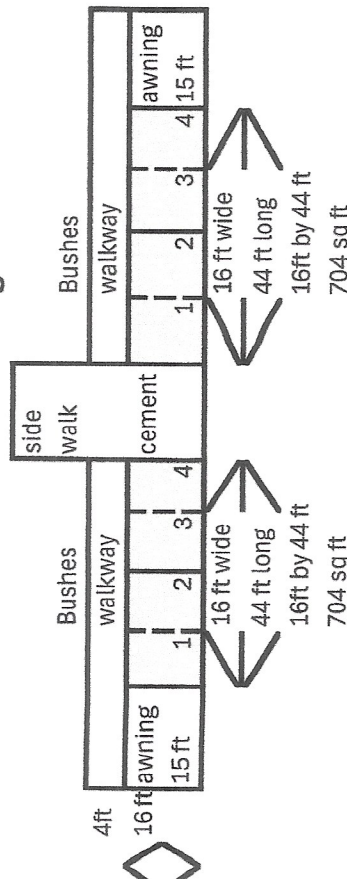


12 unit buildings

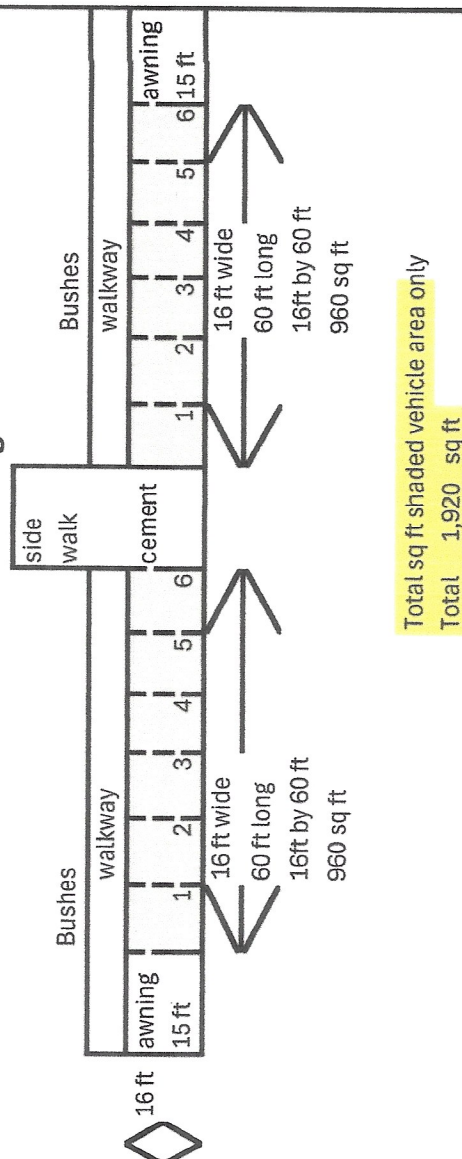


Total sq ft of vehicle parking area only.

8 unit buildings



12 unit buildings



Cost by vendor by association and Master

Box 1

Vendor Cost

Units	Collier	C & M	DMI
Amber	32 \$	25,519 \$	24,717 \$
Topaz	44 \$	34,560 \$	33,431 \$
Diamond	40 \$	32,103 \$	31,083 \$
Total Carport :	116 \$	92,182 \$	89,231 \$
Parking area		\$ 312,679	\$ 289,502
Total area		\$ 404,861	\$ 378,733
1. Cost per sq ft of the carport	\$	3.83 \$	2.74
2. Cost per sq ft of the parking lots	\$	2.16 \$	2.36
3. Total Ave cost per sq ft	\$	2.40 \$	2.44

Pricing using DMI cost & our Measurements, 4 options. 1, 2 3 & 4

Box 3

Cost using our Measurements & DMI Cost

Total carport		Just vehicle	
1	2	3	4
Ave price 2.48	actual price 3.55	Ave price 2.48	actual price 3.55
\$ 18,650	\$ 26,696	\$ 13,015	\$ 18,630
\$ 25,494	\$ 36,494	\$ 17,777	\$ 25,446
\$ 23,610	\$ 33,796	\$ 16,507	\$ 23,629
\$ 67,754	\$ 96,986	\$ 47,299	\$ 67,706
\$ 278,331	\$ 249,099	\$ 298,786	\$ 278,379
\$ 346,085	\$ 346,085	\$ 346,085	\$ 346,085

Box 2

Sq ft by Association carports & Master area by vendor

Vendor SQ FT.

units	Collier	C & M	DMI
Amber	32	6,660	8,814
Topaz	44	9,036	12,452
Diamond	40	8,388	11,264
Total Carport :	116	24,084	32,530
Parking area		144,459	122,697
Total area		168,543	155,227

Box 4

Total carport area compared to Parking space only.

Sq ft Master Measurements

1	2
All Carport Area	Just vehicle Area only
7,520	5,248
10,280	7,168
9,520	6,656
27,320	19,072
112,180	120,428
139,500	139,500

Using DMI pricing 4 options

Belina

1 2 3 4

Cost by vendor by association and Master

	Collier	C & M	DMI
Amber	32 \$ 25,519	\$ 24,717	\$ 25,081
Topaz	44 \$ 34,560	\$ 33,431	\$ 34,187
Diamond	40 \$ 32,103	\$ 31,083	\$ 31,790
Emerald	40 \$ -	\$ -	\$ -
Total Carport	116 \$ 92,182	\$ 89,231	\$ 91,058
Parking area	\$ 312,679	\$ 289,502	255,027
Total area	\$ 404,861	\$ 378,733	\$ 346,085

Cost per sq ft of the carport	\$ 3.83	\$ 2.74	3.55
Cost per sq ft of the parking lot:	\$ 2.16	\$ 2.36	2.24
Total Ave cost per sq ft	\$ 2.40	\$ 2.44	2.48

Sq ft by Association carports & Master area by vendor

	Collier	C & M	DMI
Amber	32 6,660	8,814	7,065
Topaz	44 9,036	12,452	9,630
Diamond	40 8,388	11,264	8,955
Emerald	40 none	none	none
Total Carport	116 24,084	32,530	25,650
Parking area	144,459	122,697	113,850
Total area	168,543	155,227	139,500

1	2	3	4
All area at Ave	All area at actual	Just vehicle area at Ave	Just vehicle at actual
price 2.48	price 3.55	price 2.48	price 3.55
\$ 18,650	\$ 26,696	\$ 13,015	\$ 18,630
\$ 25,494	\$ 36,494	\$ 17,777	\$ 25,446
\$ 23,610	\$ 33,796	\$ 16,507	\$ 23,629
\$ 67,754	\$ 96,986	\$ 47,299	\$ 67,706
\$ 278,331	\$ 249,099	\$ 298,786	\$ 278,379
\$ 346,085	\$ 346,085	\$ 346,085	\$ 346,085

Sq ft. based on 12 & 8 unit carport layouts provided

All	Just
Shaded Area	Parking Area only
7,520	5,248
10,280	7,168
9,520	6,656
-	-
27,320	19,072
112,180	120,428
139,500	139,500