

Cayman at Tarpon Cove

Board of Directors Meeting

Unapproved Minutes

Tuesday, August 23rd, 2016, 9:00 am.

Call to Order

The Board of Directors Meeting was called to order at 9:04am, in The Tarpon Cove Community Center, 970 Tarpon Cove Drive, Naples, FL 34110 by President Ferrone.

Present:

Richard Ferrone	President
Frank Bonacci	Treasurer
Joe Wood	Secretary
David Blouir	Association Manager

Quorum: A quorum was established with fifty (50) residents present in person or by proxy.

Proof of Posting:

Notice of this meeting was posted according to Florida State Statutes.

Treasurer's Report:

Director Bonacci discussed our current financial situation, which is stable. The association currently has around \$194,000 in assets between reserve and operating accounts. He also noted that the local neighborhood's budget is only a small share of the quarterly fees, with nearly 90% going to the Master Association.

President's Report:

President Ferrone began by discussing various issues around the community.

- Pest Control- The TCCA Master BOD voted unanimously to change our pest control vendor from Bugs-Or-Us to Pest Control of Naples. The change was driven by our continuing battle against palm rats. We were able to obtain a lower "bundled" price by using PCN for general extermination, rodent control, and our neighborhood's termite warranties. 180 poison bait stations were strategically placed around the community, and all boxes were emptied by the rats before the first scheduled refill. The poison causes the rats to seek out water and drink, drawing them away from the homes and into the preserves to die. It is highly unlikely that we will begin seeing dead rats in or around the homes.
- Streetlight Installation- The TCCA Master BOD authorized the installation of two FP&L streetlights in the dark corridor between Martinique and the Bimini Pool. The conduit

and junction boxes have been installed, and we are now awaiting the final installation by FP&L. The added lights should greatly increase safety in the area.

- Solar Speed Signs- Two solar powered radar speed signs have been purchased and will be installed on Tarpon Cove drive near the front entrance. The area near the Barbados pool is a high-pedestrian traffic area, especially with guests and renters, who may not be aware of the potential for speeding vehicles. The intended goal is to increase driver awareness, as some may not realize they are driving faster than the posted speed limits.
- Flag Pole- A flag pole was recently installed at our front entrance, and is awaiting final inspection.
- Landscape Schedule- A rough landscaping schedule will be posted to the Tarpon Cove website in the upcoming weeks. While the mowing and trimming schedule frequently changes (weather, special work orders, etc.), a clear schedule will allow owners to more accurately oversee the work being done at their homes, and prevent “missed” trimming or mowing cycles.
- Budgets, financials, notices, documents, forms, and applications can all be found at the Tarpon Cove/ Cayman websites. Posting information in one place is the easiest way for the board and manager to communicate with 69 owners.

New Business:

Reserve Excess Funds Transfer Voting Results-

The transfer of excess Reserve Funds, approximately \$25,000, from our Painting Reserves account into select budgeted operating accounts. (This transfer will not increase current or upcoming HOA fees.)

<p><u>47</u> YES, Transfer \$25,000 from the Painting Reserve account into the Operating account.</p>

<p><u>3</u> NO, Leave excess monies in the Painting Reserve fund.</p>

The transfer of funds was approved 47-3 by a proxy vote.

Results of Paint Selection- A color selection packet, along with notice of this meeting, was mailed 14 days in advance (As per Florida State Statutes), giving residents ample time to review the options and return their forms. Residents in attendance were given a final chance to vote or change their votes. With no residents opting to change their vote, the final voting results are as follows:

Scheme 12- 20 Votes Scheme 13- 10 Votes **Scheme 14- 22 Votes (winner)**

Timing of this process is due to two major factors:

1. Painting in the off-season would minimize the number of residents negatively impacted and inconvenienced by being present during the project.
2. Northern Contracting had an upcoming opening in their schedule, as booking a reputable and quality company during the winter months is much more difficult.

Homes will be painted 5 at a time (weather permitting), with the landscapers trimming back the shrubs nearest the buildings 1 week prior to painting. Residents may opt out of having caulk replaced around their impact windows if the caulking by an outside company will void the

warranty. President Ferrone noted that his warranty is not affected by the caulking, and concerned residents should check before moving forward. Homes will be power washed before painting. Plants and shrubs will be covered during this process, as to minimize any damage that could occur from the chemicals. Our contract with Northern states that they will be responsible for landscape damage incurred from this process.

Director Wood stated that moving forward with a single color approved by 40% of the received votes would only satisfy 40% of the community, whereas using all 3 of the proposed colors would satisfy over 80%. In order to overcome a previous Board motion to use only one color, a "Motion to reconsider" could be passed by the Board, but the motion was declined.

Address plaques will also be installed by a handyman after the painting is complete. The new plaques require 2 screws to mount to the building, whereas the current numbers are glued to the surface.

The next step will now begin and include submission of the winning color to the Architectural Review Board (ARB).

Director Bonacci spoke about the document rewrite in progress, noting that mailbox replacement is on hold until the new docs allow for such a change.

The board was asked to move forward with receiving group pricing on paver driveway installations.

Adjournment:

With no further business to discuss, the meeting was adjourned at 10:09am.

Respectfully Submitted

David J Blouir, LCAM