

Cayman at Tarpon Cove

Board of Directors Meeting
Unapproved Minutes
Monday, June 20th, 2016, 9:00 am.

Call to Order

The Board of Directors Meeting was called to order at 9:00am, 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

Proof of Posting:

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

President's Report:

President Ferrone began by discussing various issues around the community, beginning with Tarpon Cove Drive. The T.C.C.A. Master BOD has recently been asked to address potential vehicle safety issues along Tarpon Cove Drive near the Barbados pool. The landscapers (along with other vendors) have been directed to not park on the road, preventing dangerous blind spots and forcing pedestrians into oncoming traffic. The master board has also worked with the Collier County Sherriff's Office to begin using Radar signage to alert people of their speed, and will begin patrolling and issuing tickets if necessary.

President Ferrone then discussed the recent installation of an aeration system in the Mainsail pond. Due to the close proximity of the nature preserve and extremely warm, dry weather, the pond has become stratified. This means, there is a deep "muck" layer along the bottom, and an extremely warm layer along the top with very low oxygen levels, leaving only a small fraction of the 4.8 million gallon lake capable of sustaining life. The new system will churn over 14 million gallons of water per day to prevent stratification and increase the oxygen levels throughout the entire body of water. The aerator is strictly functional and there are no plans for fountain installations at this time.

Due largely to El Nino, the hardwood trees in Tarpon Cove grew much faster and larger than in previous years, prompting a \$48,000 proposal from Leo Jr for trimming, \$30,000 more than has been spent in any of the past 5 years. The Master board invited four outside vendors to bid the trimming of hardwood trees in the community. The results of this bidding process will be announced at the landscape committee meeting later in the day.

The master board authorized the use of “compliance tags”, to help enforce community rules and regulations.

The Cayman board negotiated a group price for dryer vent cleaning in the spring. Due to the timing, many residents weren’t able to participate, so a second group cleaning will be organized later in the year.

The Cayman board also negotiated a group price to replace your concrete driveway with pavers. Accurate pavers will discount further for every five driveways they replace. The pavers are much easier to maintain and repair tree root damage than traditional concrete slabs. If you wish to pursue paver installation in your driveway, at your cost, please send a note to Richard Ferrone no later than July 30, 2016.

The board has also spoken with Kelly Roofing, who has agreed to give free roof inspections in the community, allowing you to perform preventative maintenance before the rainy season begins. 69 broken tiles were found on Director Bonacci’s roof during an inspection. Director Wood recommends getting at least three different bids, as well as a written one-year warranty.

New Business:

President Ferrone spoke about the newly created “Beautification Committee”, and their role in the upcoming painting process. The committee was comprised of three members, John Lesser, Barbara Kelly, and Ann Forester, to be small and concise. In an effort to eliminate the potential for undue influence by board members, no spouse of a board member was selected to the committee.

Painting specifications were sent to three of the top painting contractors in the area, Hein Bros, Service Painting of Florida, and Northern Contracting. Proposals came back ranging from \$173,000 for Service Painting, to \$91,000 for Northern, with Hein Bros in the middle with \$104,000. President Ferrone made a motion to approve Northern Contracting for the project, and the motion was seconded by Director Bonacci, and passed unanimously. Painting is expected to begin just after Labor Day.

Beautification Committee:

John Lesser, supported by Barb Kelly and Ann Forrester, spoke about the committee, noting their main objectives:

- 1) Visually improve the neighborhood.
- 2) Increase the property values.
- 3) Try to balance the quality of improvements with limited resources.
- 4) Make recommendations to the Board of Directors, not make decisions.

Some of the areas the committee will focus on include: landscaping, painting, metal fences, mailboxes, address numbers, garage lighting, etc. Due to the timing of the neighborhood painting project, the committee began by focusing on things visible from the street, such as paint colors, mailboxes, address numbers, and garage lighting.

Garage Lighting- The committee recommends repainting the existing cage with a glossy black paint and cleaning the inside glass.

Address Numbers- The committee will wait until paint colors are decided before making a recommendation to the board. (Emergency Services require address numbers to be at least four inches tall.)

Mailboxes- The committee recommends replacing the existing mailboxes and posts, as the current boxes are no longer available. Aluminum boxes are recommended as they will not rust, with gloss black paint and address numbers on the front of the door.

Paint- The committee recommended five color combinations, which were shown at this meeting. All owners will be given the opportunity to vote on the final color selection.

President Ferrone made a motion to keep the community one uniform color, and not allow multiple/alternating home colors, Director Bonacci seconded, and the motion passed 2-1. Additional details regarding paint color selection will be provided shortly.

Reserve Budget Adjustment:

Treasurer Frank Bonacci explained the current budget and reserve account, noting that we have excessive funds sitting in the reserves. Director Bonacci recommends that we remove Audits from the reserve account, as there is no requirement for this reserve, and cost of a Compiled Audit Review (Minimum Statutory Requirement) should be close to \$3000, while there is currently \$6500 in the fund.

Director Bonacci made a motion to remove the Audit line item from the reserve account, transferring funds into the operating account, President Ferrone seconded, and the motion passed 2-1.

Currently, there is over \$128,000 sitting in the painting reserve fund, more than \$30,000 more than painting will cost this year. The board recommends transferring some of the excess funds into the operating account; a member vote is required for the transfer. Additional details regarding reserve funds will be provided shortly

Update to Governing Documents:

Director Bonacci explained the need to update the community's governing documents. Some key reasons and possible changes include:

- The state updates statutes annually and documents should be updated to conform to current regulations.
- Change of mailbox ownership from homeowner to association.
- Clarification of landscaping responsibilities.
- Establish timelines for roof and driveway cleaning.
- Set and Clarify "Capital Contribution Fees".

Re-writing the documents should cost around \$6500, and a majority vote will be required to finalize the changes.

Adjournment:

With no further business to discuss, the meeting was adjourned at 10:31am.

Respectfully Submitted

David J Blouir, LCAM