

Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association

Board of Directors Meeting

Held on Tuesday, April 18, 2017 at 10:00am,

In the Tarpon Cove Community Center, Naples, Florida

Members Present: Mike Shields President
Perry DeSiato Vice-President
Rich Ferrone Treasurer
John Ardito Director

Also Present: David Blouir of Towne Properties and 16 residents

Proof of Posting: The meeting was posted in accordance with Florida state statutes.

Approval of Prior Minutes: Director DeSiato made a motion to approve the prior minutes, the motion was seconded by Director Ardito, and the motion passed unanimously.

Treasurer's Report: Director Ferrone discussed the 2017 Operating Budget, which totals just over \$1,018,000. We are currently running over budget on Waste Management, due to the increased frequency of pickups during the busy season- this will even out after we cut our pickups during the summer. General Maintenance is running on schedule, using about a third of the budget over the busiest 3 months of the year. Pool repairs are also tracking over budget, as most breakdowns happen when the pools are heavily used. It was also noted that we transferred the balance of an expired CD to an Everbank Money Market account with guaranteed interest of 1.11% for 12 months. Electronic Communication was also discussed. With increased speed, efficiency, and ability to track communications, this system has also saved TCCA over \$600 to date over last year's annual meeting mailings, with more savings to come as more residents sign up for the service.

Landscape Report: Director DeSiato discussed the upcoming landscape committee meeting, scheduled for April 19th. He then discussed the spring walkthrough process, which will be discussed and approved at the meeting. Hardwood Tree trimming is also on the agenda, which will be completed in the upcoming months before rainy season.

President's Report: President Shields began by thanking John Ardito for his 2 years of leadership and service as President of the Master Board. It was also noted that beginning in May, we will have handyman Andrea Lloha committing two days per week to the community. President Shields then discussed the ongoing mess at the recycling areas, noting that it's been cleaned up over 50 times in 2017. We are now paying \$75 to have the areas cleaned up each time, as the manager has done this for free for the past 3 years. An incident at the front gate was also discussed, where a bicycle was seen riding out of the exit lane at 11:30pm this past Friday night, crashing into the LED arm and knocking it free. Please follow proper cycling guidelines when riding in Tarpon Cove, such as keeping to the side of the road, riding with (not against) traffic, and staying in the correct lane for your direction.

New Business:

- a. **Adopt Resolution Regarding FOR SALE Sign Specs:** President Shields worked to create a template for Board Resolutions, beginning with the For Sale/Realtor Sign specifications. These specifications have been in place for over 10 years, but have not been readily accessible for residents or realtors. With the passing of this (and all future) resolution, a section of www.TarponCove.info will be dedicated to displaying all board resolutions for easy reference. Director Ferrone made a motion to adopt the resolution as written (attached), Director DeSiato seconded, and the resolution passed unanimously.
- b. **Recycle Bin Discussion:** This topic was covered in the President's Report above.
- c. **Status of Adding Roller System to Dumpsters:** A test roller-track system was added to the Bimini/CBC dumpster a few months back, and has been held up fairly well while being dumped two times per week.

Manager Blouir recently ordered a heavier duty track system, that should hold up better to the abuse, which will be installed on the other five units in the upcoming weeks.

- d. **Asphalt Repair Discussion:** Directors DeSiato and Ardito walked the community, gathering a list of all necessary asphalt repairs. While we have two competitive bids from asphalt vendors, more clarification and discussion is needed before finalizing a contract for the repairs. This topic has been tabled until the next meeting.
- e. **Cayman Sidewalk Repair Proposal:** Manager Blouir walked the Mainsail sidewalk with the owners of Universal Underground, identifying safety issues to be addressed over the summer. Director DeSiato made a motion to accept Universal Underground's proposal of \$2250 to grind and replace various sections of concrete, Director Ardito seconded, and the motion passed unanimously. These repairs will be scheduled in the upcoming weeks.

Adjournment: With no further business to discuss, the meeting was adjourned at 10:35am.

Respectfully Submitted,

David Blouir, LCAM
Property Manager