

TARPON COVE COMMUNITY ASSOCIATION, INC

Board of Directors Meeting
UNAPPROVED MINUTES
Thursday, September 14, 2023
Tarpon Cove Community Center
970 Tarpon Cove Drive - Naples, FL 34110

Present:

Perry DeSiato	President
Don Binder	Treasurer
Donna Scuteri	Secretary (Zoom)
Chuck Ingle	Director (Zoom)
Rick Forrester	Vice-President

Also Present: David Blouir of DB Community Resources and 4 residents.

Call to Order: The meeting was called to order at 2:00pm by President DeSiato.

Proof of Posting: The meeting was posted in accordance with Florida State Statutes.

Quorum: With all 5 directors present in person or by proxy, the quorum was met.

New Business:

2024 Budget Workshop- The board, led by Director Binder, completed a line-by-line review of the proposed 2024 budget (see attached).

With fading confidence in our current pest control vendor, as well as a 20% stated price increase for 2024, the board reviewed and discussed competitive bids from 3 other pest control firms in the area.

President DeSiato made a motion to replace Pest Control of Naples with Patriot Pest Control effective January 1, 2024, Director Forrester seconded, and the motion passed unanimously.

The most notable changes in the 2024 budget are increases to Electric and Irrigation Water lines, as well as the addition of a new line item to add a landscape buffer behind homes on Mainsail that are most effected by the new golf course.

Director Forrester made a motion to approve the proposed budget for mailing and review by owners, the motion was seconded by President DeSiato, and passed unanimously.

TCCA Master Quarterly Fee for 2024: \$843 (up from \$803 in 2023)

The proposed budget will be voted on by the Board of Directors at a Budget Adoption Meeting, to be held on October 19, 2023.

Adjournment: With no further business to discuss, the meeting was adjourned at 3:35pm.

Respectfully submitted,
David Blouir, CAM
Property Manager

TARPON COVE COMMUNITY 2024 BUDGET

	2023 Approved Budget	2024 Proposed	Notes
INCOME			
4000 · Association Fees	1,172,657	1,230,238	
4031 · Misc. Income		0	
4035 · Working Capital Fees	0	0	
4080 · Bar Code	0	0	
Total INCOME	1,172,657	1,230,238	
ADMINISTRATIVE			
6005 · Legal Expense	1,000	1,000	No change from 2023 estimate
6007 · Division Filing Fees	61	61	No change
6009 · Auditing/Accounting Fees	27,265	29,355	3% increase requested
6011 · Office Expense	2,500	1,000	reduced to reflect actual usage
6013 · Website Expense	2,000	2,000	no change at this time
6015 · Insurance	33,000	36,000	10% increases estimated
6020 · Property Management	87,996	91,000	3% increase
Total ADMINISTRATIVE	153,822	160,416	
MAINTENANCE			
6201 · General Maintenance	20,000	20,000	No change from 2023 estimate
6205 · Janitorial Contract	12,720	12,720	no increase for 2024
6209 · Pest Control	18,000	19,000	change to patriot pest control 2024
6218 · Lake Expenses	5,500	5,500	no change to contract
6220 · Entry Gate Maintenance	5,000	4,000	reduced to reflect the actual usage
6222 · CANAL Cleaning (NAME CHANGE)	2,000	2,000	No change to contract
6220 · Fountain Maintenance	2,920	3,000	maintenance program in place
6221 · Exotic Maintenance	22,428	23,000	no change in contract price
6232 · Entertainment	500	750	includes christmas decorations
Total MAINTENANCE	89,068	89,970	
LANDSCAPING			
6300 · Grounds Maintenance	225,084	223,284	reduced to remove fuel surcharge
6310 · Hardwood Trimming	32,000	30,000	estimates based on prior years
6315 · Irrigation Repairs	13,000	20,000	split difference between 2023 budget and total
6325 · Palm Trimming	42,000	42,000	2-3 coconut trims per year/other palms once/yr
6327 · Tree & Shrub Replacement	41,000	41,000	unused mulch funds used in 2023. 2024 back to budget
6328 · Mulch	40,000	40,000	allocated to tree and shrub replacement
Golf Course Buffer- Mainsail (new line)		10,000	repair berm buffer cleared by golf course developer
IAN EXPENSES	0	0	
Total LANDSCAPING	393,084	406,284	
POOL EXPENSES			
6400 · Pool Maintenance Contract	13,800	13,800	No contract change for 2024
6410 · Pool Repairs	9,000	9,000	no change to estimate for 2024
6425 · Pool Permit	1,625	1,625	no change projected to permit fee
Total POOL EXPENSES	24,425	24,425	
UTILITIES			
6601 · Electric	43,000	48,000	increased based on actual usage
6604 · Telephone/Internet Phone	2,000	2,000	no change in price
6605 · Water/Sewer	6,500	7,000	increased based on actual usage
6609 · Trash Removal	54,000	57,000	increased based on actual usage
6611 · Irrigation Water	32,000	40,000	8% increase in rate
6620 · Cable TV	342,263	350,000	4% increase on tv service portion
Total UTILITIES	479,763	504,000	
Total Operating Expenses	1,140,162	1,185,095	
TRANSFER EXPENSES			
9005 · Reserve Transfer	32,495	45,143	see reserve schedule
Total TRANSFER EXPENSES	32,495	45,143	

TARPON COVE COMMUNITY 2024 BUDGET

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/23	Oct 2023 Funding	Est. Expenses	Trx.	Est. 12/31/23 Balance	Amount Yet to be Funded	2024 Adopted Funding Requirement	Quarterly Funding
25-2502-00-00 - RSV - Unallocated Interest	1	1	\$ 5,208	\$ 4,008	\$ 1,200		\$ (5,208)	\$ (0)	\$ -	\$ -	\$ -
25-2515-00-00 RSV Audit	3	1	\$ -	\$ 6,000	\$ -				\$ -	\$ -	
25-2535-00-00 - RSV - Roof	30	26	\$ 15,000	\$ 7,814	\$ 68			\$ 7,882	\$ 7,118	\$ 274	\$ 68
25-2550-00-00 - RSV - Painting	7	1	\$ 6,505	\$ 6,287	\$ 218			\$ 6,505	\$ (0)	\$ (0)	\$ (0)
25-2557-00-00 - RSV - Equipment/Pump (pool)	10	3	\$ 21,718	\$ 15,612	\$ 470			\$ 16,082	\$ 5,636	\$ 1,879	\$ 470
25-2561-00-00 - RSV - Drinking Fountain	10	1	\$ 3,240	\$ 3,240	\$ -			\$ 3,240	\$ (0)	\$ (0)	\$ (0)
25-2562-00-00 - RSV - Pool	15	2	\$ 35,000	\$ 9,139	\$ 779			\$ 9,918	\$ 25,082	\$ 12,541	\$ 3,135
25-3006-00-00 - RSV - Entry Gates	20	16	\$ 20,000	\$ 2,894	\$ 263			\$ 3,157	\$ 16,843	\$ 1,053	\$ 263
25-3008-00-00 - RSV - Fountain	10	3	\$ 25,000	\$ 14,464	\$ 1,822			\$ 16,286	\$ 8,714	\$ 2,905	\$ 726
25-3009-00-00 - RSV - Clubhouse Furniture (Indoor)	15	11	\$ 12,000	\$ 2,355	\$ 214			\$ 2,569	\$ 9,431	\$ 857	\$ 214
25-3010-00-00 - RSV - Guard Furniture/Computer	5	1	\$ 4,000	\$ 4,000	\$ -			\$ 4,000	\$ (0)	\$ (0)	\$ (0)
25-3011-00-00 - RSV - Pool Heater	10	3	\$ 20,000	\$ (8,229)	\$ 266		\$ 5,208	\$ (2,755)	\$ 22,755	\$ 7,585	\$ 1,896
25-3014-00-00 - RSV - Poolhouse/Clubhouse Furniture	8	6	\$ 20,000	\$ 6,260	\$ 1,335			\$ 7,595	\$ 12,405	\$ 2,068	\$ 517
25-3019-00-00 - A/C Reserve	10	7	\$ 10,000	\$ 1,946	\$ 278			\$ 2,224	\$ 7,776	\$ 1,111	\$ 278
25-3021-00-00 - RSV - Video Camera	5	1	\$ 10,000	\$ 10,000	\$ -			\$ 10,000	\$ (0)	\$ (0)	\$ (0)
25-3022-00-00 - RSV - Paving	10	5	\$ 40,000	\$ 11,669	\$ 1,667			\$ 13,336	\$ 26,664	\$ 5,333	\$ 1,333
25-3031-00-00 - RSV - Pool Fence	15	1	\$ 15,000	\$ 13,779	\$ 244			\$ 14,023	\$ 977	\$ 977	\$ 244
25-3051-00-00 - RSV - Irrigation System	15	15	\$ 100,000	\$ 26,561	\$ -			\$ 26,561	\$ 73,439	\$ 4,896	\$ 1,224
25-3053-00-00 - Concrete	5	3	\$ 10,000	\$ 3,500	\$ 500	\$ 5,000		\$ (1,000)	\$ 11,000	\$ 3,667	\$ 917
Total			\$ 372,671	\$ 141,300	\$ 9,324	\$ 5,000	\$ -	\$ 139,624	\$ 227,839	\$ 45,143	\$ 11,286