

# **The Village of Martinique at Tarpon Cove**

## **Unapproved Minutes**

**From the Board of Directors Meeting**

**Held on Tuesday, October 11, 2022, at 1:00pm**

**In the TCCA Community Center, 970 Tarpon Cove Drive, Naples, FL 34110.**

**Present:** Mike Shields, President  
Suzanne Goeren, Secretary  
Chuck Ingle, Treasurer

**Also Present:** David Blouir, Property Manager, and 1 owner.

### **1. CALL TO ORDER**

The meeting was called to order at 1:00 PM

### **2. PROOF OF NOTICE & QUORUM**

**Quorum:** With all three board members in attendance, a quorum was met.

**Proof of posting:** Meeting was posted and emailed in accordance with state statutes.

### **3. Approval of Agenda**

Agenda was approved unanimously.

### **4. New Business:**

#### **1) High Risk Component Policy Adoption –**

President Shields explained the purpose and process for identifying high risk components within our association. With the help of the association's attorney, the attached resolution was drafted.

**Director Ingle made a motion to adopt the attached Board Resolution as presented, Director Goeren seconded, and the motion passed unanimously.**

### **5. Adjournment:** With no other businesses to conduct a motion was made to adjourn the meeting at 1:33PM. The motion was properly seconded and carried on unanimously.

Respectfully submitted,  
David Blouir, CAM

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
THE MARTINIQUE AT TARPON COVE CONDOMINIUM ASSOCIATION, INC.**

The undersigned does hereby certify that I am the duly elected and qualified President of The Martinique at Tarpon Cove Condominium Association, Inc., a Florida corporation not for profit (the "Association") and that the following is a true and complete copy of a resolution, adopted at the **regular** meeting of the Board of Directors of the Association, duly convened and held in accordance with the Bylaws of the Association, at which meeting a quorum of the members of the Board of Directors were present on the 11 day of October, 2022:

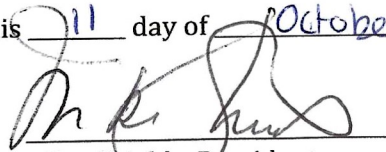
**RESOLUTION**

WHEREAS, Section 11.11 of the Declaration of Condominium authorizes the Board, from time to time, after notice to the members and opportunity for member comment, to determine that certain portions of Units required to be maintained by the members, or certain objects or appliances within the Units (the "High-Risk Components"), pose a particular risk of damage to other Units and to the Common Elements if they are not properly inspected, maintained, repaired or replaced.

WHEREAS, the Board has determined it to be in the best interest of the Association and its members to designate certain High-Risk Components, and a plan to promote the proper maintenance and replacement of such High-Risk Components in an effort to reduce the potential for damage to the common elements and units resulting from the failure of such components.

NOW THEREFORE BE IT RESOLVED THAT, the Association Water Damage Prevention Plan and Designation of High-Risk Components, attached hereto as Exhibit "A" (the "Water Damage Prevention Plan"), is hereby approved by the Board of Directors in accordance with Section 11.11 of the Declaration and shall be deemed to be a part of the Association's Rules and Regulations.

IN WITNESS WHEREOF, the undersigned has signed this certificate of corporate resolution on behalf of the Association on this 11 day of October, 2022.

  
\_\_\_\_\_  
Mike Shields, President

## EXHIBIT "A"

### **Association Water Damage Prevention Plan and Designation of High-Risk Components.**

Water leaks originating from within condominium units create serious problems and expense for unit owners and for condominium associations.

Even a relatively minor leak can damage the unit owner, neighbors' property, association common elements, limited common elements and other property that the association must repair. These types of damage, when covered by insurance, are subjected to significant deductibles that can cost all parties thousands of dollars in deductible payments, and result in increases in future insurance premiums for years to come.

Furthermore, water leaks create other non-monetary costs for all parties involved, including inconvenience for unit owners, additional work for the management team, and possibly even conflict, animosity, and lawsuits between unit owners.

For these reasons all unit owners and the Association have a financial and practical interest in preventing water leaks whenever possible. Accordingly, to best serve the Association and each individual unit owner, in accordance with Section 11.11 of the Declaration of Condominium, the Board has designated certain "high-risk components" and implemented the below rules (the "Plan") intended to help prevent water leaks and mitigate the financial impact of water leaks that cannot be prevented. This Plan shall be deemed a part of the Association's Rules and Regulations.

#### **List of Designated High-Risk Components**

In furtherance of Section 11.11(A) of the Declaration, the Board has designated the below items as "High-Risk Components." Unit owners, their tenants and occupants are required to comply with the following requirements as to each High-Risk Component.

- 1. Main Water Shutoff Valve-** The main water shutoff valve for each unit must be easily accessible and in proper working order, with no visible corrosion, cracking or water leakage. The main water supply valve to the unit must be turned off whenever the unit is expected to be unoccupied for a period of twenty-four (24) hours or more.
- 2. Hot Water Heaters-** The expected useful life of a hot water heater is estimated by industry standards to be ten (10) years. After this time the occurrence of failure, corrosion, cracking, and water leakage becomes much more common. Therefore, a water heater must be replaced by the unit owner when it exceeds or is reasonably believed to have exceeded ten (10) years of age. Regardless of the age of the Hot Water Heater, if it has visible corrosion, cracking or water leakage, the Hot Water Heater must be repaired or replaced if determined by a licensed professional to be unable to be repaired.
- 3. Air Conditioning Systems and Drain Lines-** Owners are responsible for servicing certain air conditioning components and condensate drain lines. The intent is to ensure that air conditioning units are functioning properly, and that condensate drain lines remain clear and unobstructed. The Association recommends unit owners have this service performed at least twice during each calendar year at approximately 6-month intervals, or more often if needed.
- 4. Other Visible Plumbing Fixtures and Water Lines-** This includes but is not limited to: toilet water feed lines, ice maker water lines, washing machine hoses, and any other visible water fixture. These items should be inspected regularly to ensure they are free from rust, corrosion, cracks, or other visible defects.

**Owners are required to ensure that a current entry door key has been provided to association management for the purpose of entering the unit to inspect for possible water damage if a leak is expected.**

**Penalty for Non-Compliance**

In addition to the Board's enforcement rights under the Declaration of Condominium, if property damage resulting from a water leak is determined to have been caused or exacerbated by failure of an owner to adhere to this Plan or other Association rules and restrictions, the offending unit owner will be required to:

1. Reimburse the Association's hazard insurance deductible that was incurred by the Association to make necessary repairs, if any.
2. Reimburse any affected neighboring unit owners for the amount of their insurance deductible or, if not covered by the neighboring unit owner's policy, for the amount of the unit owner's damage up to a maximum amount of \$2500.

Refer to Section **11.11 High-Risk Components** for more information.