

Unapproved Minutes

Martinique at Tarpon Cove Condominium ASSOCIATION, INC

Board of Directors Meeting Friday, September 13, 2024, at 10:00am

Tarpon Cove Community Center
970 Tarpon Cove Drive - Naples, FL 34110

Present:	Mike Shields	President
	Suzanne Goeren	Secretary
	Charles Ingle	Treasurer
Also Present:	David Blouir	Property Manager

Call to Order: The meeting was called to order at 10:01am by President Shields.

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

New Business:

ESA/Service Animal Discussion- The board discussed the issue of "Assistance Animals" for renters, as the Tarpon Cove Community Association governing documents prohibit renters from having pets. **After a review of a legal opinion from the association's attorney, Director Ingle made a motion to add new language (below) to our rental applications, President Shields seconded, and the motion passed unanimously.**

Language to be added to application:

***Pet Policy:** Tenants are not permitted to keep pets*

***Assistance Animals:** In order to request a reasonable accommodation for an assistance animal, you must submit a written request, accompanied by documentation from your medical provider or other reliable party which contains sufficient information to establish a disability-related need for the animal.*

Paint Discussion- The board discussed the current painting proposals received from various contractors and the next steps in our painting process.

- Director Goeren will work with an ad-hoc committee to establish color choices for the buildings.
- Once colors are narrowed down, a resident vote will be held to approve the color change (Material Alteration) at a special members meeting.
- At or before that meeting, the paint contractor will be chosen, with work planned to begin in April.
- We will have \$120k in the Paint Reserve at the end of 2024, and we will discuss options for funding the remainder of the project at a later meeting.

2025 Pre-Budget Discussion- The TCCA Master 2025 Budget Workshop is scheduled for October 5. After the master budget is set, the neighborhoods, including Martinique, can set their local budget workshops. We are anticipating a 15% increase in the master fees, as well as potential increases (more accurately- "Budget Corrections") in the local portion of the assessments due to the following items: Insurance (projected \$11k increase for Martinique in 2024 with additional increase for 2025), new auditing requirements in condos and HOAs, additional reserve requirements (electrical panels, fire sprinkler systems, shorter lifespan requirements for roofs, etc. While our community has fought to remain one of the most affordable options in Naples, the new reserve requirements, skyrocketing insurance costs, record inflation, and 2 major hurricanes in 5 years, budget updates will be required throughout Tarpon Cove and will likely be the "new normal" for Naples.

Town Hall Discussion: No issues were discussed during the resident Town Hall segment of the meeting.

Adjournment: With no further business to discuss, the meeting was adjourned at 10:53am.

Respectfully submitted,

David Blouir, CAM