

# **Tarpon Cove Community Association**

2016 Annual Members Meeting

Unapproved Minutes

Held at the Tarpon Cove Yacht & Racquet Club

471 Bay Club Drive, Naples, FL 34110

March 23, 2016

## **Opening:**

The Annual Meeting of the Tarpon Cove Community Association was called to order at 10:04am on March 23, 2016 by John Ardito.

**Directors Present:** John Ardito  
Mike Shields  
Claudia Greenleaf  
Elaine Soucek  
Joe Wood

**Also Present:** Kailin Francis, Lisette Sosa, and David Blouir of Towne Properties

**Quorum:** A quorum was met with 122 members present in person or by proxy.

**Proof of Posting:** This meeting was mailed and posted according to Florida State Statutes.

## **Approval of Minutes:**

The minutes of the previous meeting were unanimously approved as distributed.

## **Treasurer's Report:**

Director Greenleaf gave her financial report, noting that 2015 was a really good year. We finished the year \$83,225.67 under budget due to a variety of reasons. \$20,000 was transferred from Working Capital Fees to a new reserve fund called "Capital Improvements". The existing contingency fund was merged with the capital improvements, totaling \$26,864.64. Telephone was \$2007 over budget, Irrigation water was \$3190 over, trash was \$6233 under budget, allowing utilities to finish \$4,730 under budget for 2015. Maintenance finished \$13,448 under budget, largely from a change in extermination companies, although Fountain maintenance and Entry Gates ran over budget by about \$7,000 (combined). Grounds Maintenance (landscaping) finished \$21,111.84 under budget, mostly due to last year's mulch coverage strategy. Pools ran \$7500 over budget, due to a large amount of repairs throughout the year. Administration ran under budget by \$18,634 due to a change in insurance carriers. At the start of 2016, \$80,000 was moved from the operating account into different reserve line items, leaving the reserves almost 100% funded, something not many other communities in Naples can say.

### **President's Report:**

President Ardito thanked Director Greenleaf for her report, noting that the board has worked hard over the last year to improve service to the community, while keeping costs down. He then listed the improvements made around the community over the past year:

- Pool Furniture was repainted and strapped with new colors
- Umbrellas were replaced at two of the pools and extra free standing umbrellas were added
- Pool Fences were repainted
- Pest Control was changed from Truly Nolen to Bugs-Or-Us, saving \$18,000/year and resulting in fewer in-home treatments.
- Lake management was changed to Aquatic Systems, who have greatly improved the overall health of our ponds.
- Our insurance agency was changed to Brown & Brown of Fort Myers, saving \$9,000 to TCCA, and over \$100,000 overall throughout the community, for equal or increased coverages.
- The front entrance lighting was upgraded to low-voltage LED lighting. The new system not only looks better, but is much more economical to operate.
- Two new HD security cameras were added at the front entrance, allowing for high-resolution video of all cars entering and exiting the community.
- The landscape contract was renegotiated. The Master Board charged the landscape committee with the task of obtaining bids for the contract. This process involved creating an RFP (Request For Proposal) outlining the communities landscaping requirements and specifications, sending the RFP to qualified vendors, interviewing the vendors, site visits to properties maintained by the bidding vendors, and making the final recommendation to the Master Board. Leo Jr was ultimately chosen, but under a new contract was signed with additional services, such as leaf and debris pickup, and hand trimming to allow flowering plants a chance to bloom.
- Landscaping at the front entrance was also enhanced as part of our new contract with Leo Jr, with additional plants and annuals throughout.
- Islands on Carrick Bend, Catamaran Court, and at the entrance gates were redesigned, enhancing visibility and safety.
- FP&L installed new street lamp posts at the two mailbox areas in Martinique.

President Ardito then discussed the upcoming year:

- The Tarpon Cove social committee will be brought back to organize events and amenities in the community. The Friday night gatherings in the community center have been a success, with 60+ residents attending, and more than 40 people came to the Brown and Brown insurance seminar.
- Saturday, April 2<sup>nd</sup>, 2016, Comcast will be throwing a BBQ event at the community center- look for details on the TCCA Community Channel 195.
- A flag pole will be installed at the front entrance near the pond.

### **New Business:**

Director Shields discussed electronic communication and notices. Changes to Florida State Statute have allowed communities to send and receive electronic proxies and notices to residents, which will be easier to use and track, and more efficient than regular postal mail, which costs

each association around \$15/owner/year to send. A committee has been formed to make recommendations to the Master Board.

Beginning April 1, 2016, Richard Ferrone and Perry DeSiato will be replacing Directors Joe Wood and Claudia Greenleaf on the TCCA Master BOD.

Director Wood announced that this would be his last meeting on the TCCA Master BOD, which he has served on for 10 years. In his time, he helped convert pool heating to geothermal, enclose the community center, lower fees and prevent special assessments.

President Ardito gave special thanks to Joe Wood and Claudia Greenleaf for their time and attention to the community, as valued directors on the TCCA board. President Ardito presented gifts to Claudia and Joe on behalf of the community.

Residents in attendance expressed concerns over speeding on Tarpon Cove Drive, the condition of sod, the possibility of adding additional parking and sidewalks throughout the community. These issues will be on the agenda of the next TCCA Master BOD meeting.

Collier County Sheriff's Office Deputy John Madden addressed the members in attendance. Deputy Madden discussed the importance of securing all doors, in your homes as well as the pools and community center. He noted the redesigned CCSO website, which is a user friendly way to report crime and view information about your community. Deputy Madden reminded residents to call the sheriff's office (239-252-9300), not the property manager, if you see something suspicious in the community. Flyers will be placed in bulletin boards around the neighborhood with more information about community safety and security.

**Voting Issues:**

Should the annual requirement to have financial statements prepared by a CPA at the end of 2015 be followed? (An audit was just completed for 2013)

12 Yes, CPA prepare statement  
statement

110 No, CPA not to prepare  
statement

Funds in excess of the amount used for the operation of the Association in this fiscal year are to be applied to the next fiscal year's operating expense.

120 YES, roll over funds

2 NO, do not roll over funds

**Adjournment**

Meeting was adjourned at 11:14am by President Ardito. TCCA Organizational Meeting to immediately follow.

Respectfully Submitted

David Blouir, LCAM