

# Tarpon Cove Community Association

## Board of Directors Meeting

### Unapproved Minutes

Unapproved minutes from the Board of Directors meeting for the Tarpon Cove Community Association, held on Friday, February 19<sup>th</sup>, 2016, at 3:00pm, in the Tarpon Cove Community Center, Naples, Florida.

#### **Quorum:**

Directors Present:	John Ardito	President
	Mike Shields	Vice-President
	Claudia Greenleaf	Treasurer
	Elaine Soucek	Secretary
	Joe Wood	Director

Also Present: David Blouir of Towne Properties and sixteen (16) residents.

#### **Call To Order:**

A quorum being present, the meeting was called to order at 9:00am by President Ardito.

#### **Proof of Notice:**

Notice of meeting was posted in accordance with Florida state statutes.

#### **Reading of Prior Minutes:**

Director Greenleaf made a motion to waive the reading of the prior meeting's minutes, Director Soucek seconded, and the motion passed unanimously.

#### **Treasurer's Report:**

Director Greenleaf gave her financial report, beginning with the 2015. 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 Improvement Expense". 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.

Director Greenleaf then moved on to 2016, noting that \$80,000 was moved into the reserve accounts, leaving the TCCA reserves (nearly) fully funded, and explaining a loss of \$63,366 year to date. So far, we are running under budget by \$10,421 for the year.

### **Landscape Committee Report:**

Landscape Committee Chairman Perry DeSiato attributed the great (current) condition community to two main factors: 1) As part of the new contract, Leo Jr removes all tree droppings and grass clippings at the end of each day, which has greatly reduced staining in the driveways and streets. 2) The landscapers now hand prune the shrubs, giving a more natural look, and allowing the plants to flower and add color to the community. We have lost a few trees this year, due to lightning and high winds. We continue to work with Leo Jr to address sod issues throughout the community, and have asked for different options where sod cannot grow. Due to the unseasonably warm and wet weather (caused by El Niño) Coconut palms were trimmed early this year, possibly forcing a third (unplanned) trimming later in the year. The committee recently approved to cut palms and hardwoods away from the buildings.

Director Shields asked about recent irrigation issues. Chairman DeSiato explained that we were getting inadequate water pressure from Collier County, due to issues with the county's pumping station. This would cause our pump system to shut down, and not run as scheduled. All issues have been corrected, thanks to Mike Wentworth of Leo Jr and Rob Kaine of Collier County.

### **ARB Report:**

Rich Ferrone gave the ARB report, in place of Chairman John Chirico, who could not attend the meeting. There have been sixteen requests throughout the community this year, four of which were in Cayman, the remainder spread throughout the condos. Mr. Ferrone noted that while the ARB has 30 days to give approval, many requests get held up due to missing or incomplete forms. All ARB requests should include the request form, detailed scope of work, license, liability insurance, and workers comp coverage from the contractor. Please be sure work is only being done Monday-Saturday between 9am and 5pm. Mr. Ferrone also recommends updating the current ARB request for to include working hours and to prohibit contractors from using our community dumpsters.

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

President Ardito spoke about the increased traffic and population this season, noting that Tarpon Cove is a popular location for real estate and rentals. He then discussed the garbage and recycling situation, that has improved drastically with larger recycle bins, a new large recycle container (Located at the Bimini pool), and an extra weekly garbage pickup. It was also noted that the additional recycle dumpster is temporary, and will be removed after the busy season. BAR TCD board member Tony Williams noted that the Barbados Tarpon Cove Drive location is a constant mess, due to people placing food waste and garbage into the recycle containers. Director Wood also noted that Cayman residents are not permitted to use the bulk dumpster/recycle locations, as they do not pay into the TCCA budget for trash collection.

President Ardito then discussed the general security of our community, as there have been instances of people living in the wooded area behind the shopping center. He then explained the importance of making sure all community center and pool restroom doors are shut and locked, and not propped open, as we had a young man spend the night in one of our restrooms. A representative from the Collier County Sherriff's Office will speak on safety at this year's annual meeting.

Mr. Ardito wrapped up his report with mention of our community channel (195 on your Comcast box), and noting that he would like to resurrect the TCCA Social Committee to discuss new activities, events, and

amenities in our community. He also reminded residents that every Friday evening from 430pm-7pm is a Tiki themed happy-hour at our community center, with 25-50 residents attending weekly.

### **Old Business:**

- a. Update on Martinique Lighting Project- President Ardito explained that the old, inoperable lights at the Martinique mailbox locations was not repairable, so a new plan was implemented over 1 year ago to have FP&L install (and maintain) light posts. Tarpon Cove was responsible for the first part of the installation, which has been completed, and is now awaiting FP&L to finish their end of the work. While FP&L has been very unresponsive, and has not held to their initial installation date, they have been on-site recently have stated that work will begin soon.
- b. Neighborhood Sign Lighting Project Update- President Ardito explained that after the initial proposal was approved for \$14,000, the contractor re-bid the project and increased our price to over \$48,000. The project is cancelled and is off the table indefinitely.

### **New Business:**

- a. Replacement of Fountain lights at the Front Entrance Pond- President Ardito explained that our fountain light ring had been spliced and repaired so many times by our previous vendor that it is no longer repairable. Our new vendor, which is a much larger and reputable company, has recommended that we replace our current fixture with a single LED light, which would be as bright as our old halogen three-bulb fixture. After discussion about the light output and quality, Director Greenleaf made a motion to table the issue until more information is presented, Director Wood seconded, and the motion passed unanimously.
- b. Addition of Flagpole/Memorial Plaque at Front Entrance- Director Shields led the discussion about adding a flagpole at our front entrance, recognizing all Tarpon Cove residents who have served in the US Armed Forces. He noted that this while this was discussed in the past, the board was unable to decide on a location, until an act of god brought down the two large oak trees at our front entrance. Three proposals were presented, with varying price-points and pole features. Tarpon Cove resident Bruce Vandagriff was in attendance to answer questions, as his son-in-law owns Martin's Flag Company. Perry DeSiato commented that as a former builder, he has worked with Martin's Flag Company in the past, and says they are a great company that stands behind their products. Director Greenleaf also noted that she would like the plaque to go beyond the US Armed Forces, and be dedicated to all of Tarpon Cove's US citizens also. Director Shields made a motion that the board allocate up to \$5,500 for installation of the flag and plaque, Director Wood seconded, and the motion passed unanimously.
- c. "No Parking" Signage for Tarpon Cove Drive- President Ardito obtained a proposal for the addition of two NO PARKING signs on Tarpon Cove Drive, for \$370.27 installed. Director Wood stated that this has been an issue for a long time, and is in favor of the signs. Director Soucek feels additional signs are unnecessary, and people wouldn't read or follow them, and is not in favor. Director Shields stated that we already have too many signs, and there's no value in adding more signs that wouldn't be followed, and is not in favor. Director Greenleaf also noted that people don't read signs, and is not in favor. BAR TCD President David Tenny argued that this is a major problem, and is difficult to enforce without signage prohibiting street parking, as most of the offenders may not

be aware. Director Soucek made a motion to deny the request for NO PARKING signs on Tarpon Cove Drive, Director Greenleaf seconded, and the motion passed 4-1.

- d. Lighting of Additional Palms at Front Exit Lane- The board asked the members if they liked the new lighting at our front entrance, everyone in attendance raised their hand in favor. Director Greenleaf made a motion that we accept a proposal from Lightscares for \$1050 to install lighting on four additional palm trees up front, Director Shields seconded, and the motion passed unanimously 4-0 (Director Wood was not present for the vote).

**Adjournment:**

With no further business to discuss, the meeting was adjourned at 10:40am.

**Town Hall:**

David Tenny asked that other board members help enforce the parking regulations on Tarpon Cove Drive. Vehicle tags are available from the property manager.

Marlene Berman noted that there is no additional parking available in her neighborhood, and has asked that overnight permits be granted for special circumstances.

Director Shields noted that we tolerate street parking for vendors, and shouldn't be so heavy-handed with residents who park there occasionally. We can deal with each individual situation if it becomes a problem.

Marlene Berman also noted that she would like Leo Jr to be more diligent with their pesticide flag placement, and would like them to return to the old method of spraying only one side of the road per day, allowing safe space for residents to walk their dogs. This will be discussed at the next landscape committee meeting.

President Ardito reminded residents to check out the TCCA Community Channel on 195 for community updates, information, and events.

The 2016 TCCA Annual Members Meeting will be held on March 23, 2016, at 10:00am,  
at the Tarpon Cove Yacht and Racquet Club.

Respectfully Submitted,

David Blouir

Community Association Manager