

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 Wednesday, June 8th, 2016, at 9:00am, in the Tarpon Cove Community Center, Naples, Florida.

Quorum:

Directors Present:	John Ardito	President
	Mike Shields	Vice-President
	Richard Ferrone	Treasurer
	Elaine Soucek	Secretary
	Perry DeSiato	Director

Also Present: David Blouir of Towne Properties and ten (10) 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 Shields 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 Ferrone gave the financial report. As of March 31, we are tracking \$1500 below the planned budget, and are in good shape across the board. Reserves are funded according to schedule.

Landscape Committee Report:

Director DeSiato gave the landscape committee report. Grounds Maintenance is running within budget in all categories, except for Hardwood Tree Trimming, which will be discussed later in this meeting. "Hard Cuts" are still in progress, as Barbados Tarpon Cove Drive, Catamaran Court, Mainsail Place, and about 50% of Barbados on Carrick Bend Circle is completed. Weather permitting, BAR CBC will be finished this week and the crew can move on to Bimini.

President's Report:

President Ardito discussed some upcoming maintenance items that will be addressed over this summer, including the Mainsail pond (which will be discussed under New Business) and lifting pavers at the Martinique pool. It was also noted that a bear was sighted a few weeks ago but hasn't been seen since.

New Business:

- A. Aeration Installation in the Mainsail Pond – The “natural” pond near Mainsail has been very problematic recently, due in large part to seventeen years of improper water management and the very low water levels. Aquatic Systems has been working to maintain a balance between healthy oxygen levels for the plants and fish, while keeping algae and weed growth at a minimum, as many residents prefer a clean look over a natural look in that pond. Aquatic Systems has recommended an aeration system to eliminate the stratification of the water and muck buildup on the pond floor. The cost of the aeration system is \$3371.55 + \$1700 in electrical work to power the system, with \$380/yr to maintain the system. Director DeSiato made a motion to install the Air 1+ aeration system, Director Shields seconded, and the motion passed unanimously.

- B. Compliance Tag Purchase and Use – The property manager has asked that the board allow the purchase of an updated “compliance ticket”, used to issue and track violations of the community rules and regulations. After discussion about the use and enforcement of the tags and potential fines, Director Ferrone made a motion to purchase and use the tags, Director Soucek seconded, and the motion passed unanimously.

- C. Front Entry Camera Proposal and Vendor Change – Property manager David Blouir has asked that we accept a proposal for \$1000 from a new vendor, Key Security Services, to repair and update the front entrance camera system, as 2 of the cameras are currently inoperable. Along with this proposal, David has asked that we cancel our existing service contract with New-IQ (\$240/mo) and allow Key Security to maintain the entry gates and camera system. Key is offering to update our system at a deeply discounted price to gain our business, possibly saving over \$2000/yr from our current contract. Director Shields made a motion to approve the camera proposal and transition gate and camera maintenance to Key Security, Director Ferrone seconded, and the motion passed unanimously.

- D. Supplemental Funds for the Landscape Committee – President Ardito discussed the history of our Hardwood Tree trimming budget, noting that we have stayed within our \$18,000 budget for the last four years. This year, due to excessive rain and warm temperatures over the winter months, our trees “popped”, and became much larger than anticipated. Leo Jr provided an estimate of nearly \$48,000 (discounted from \$56,000) to only trim the necessary trees. After lengthy discussion, Director DeSiato recommended that we obtain bids from other tree service companies.

Director Ferrone motioned that we put the tree trimming on hold until other bids are received, Director Shields seconded, and the motion passed unanimously.

The board also discussed approaching Collier County to ask that more trees be permitted for removal, as we have more trees than required in our original plan. The age and location of these trees has caused damage to streets, sidewalks, and utilities throughout the community.

- E. Transfer of Reserve Funds to a CD – Treasurer Ferrone motioned that we move \$90,000 from our reserve account into a CD with Florida Community Bank, yielding 1.9% interest, Director DeSiato seconded, and the motion passed unanimously. The Towne Properties accounting department will transfer the funds.

Adjournment:

With no further business to discuss, the meeting was adjourned at 10:21am.

Town Hall:

Perry DeSiato spoke about palm rats in the community, as a building in his neighborhood recently had rats enter the building. Removal of the rats was a 3 step process:

1. Traps were placed in the attic of the affected units.
2. Once the attics were cleared of all rodents, the building exterior was sealed, preventing other rodents from entering.
3. Poison bait stations were placed around the building, reducing the population of rats in the area.

This process has been extremely effective, although very expensive. Our pest control company recommends the use of many more bait stations to reduce the population of palm rats throughout the entire community. This will be discussed at the next board meeting.

Respectfully Submitted,

David Blouir
Community Association Manager