

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, July 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 three (3) 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 DeSiato made a motion to waive the reading of the prior meeting's minutes, Director Ferrone seconded, and the motion passed unanimously.

Treasurer's Report:

Director Ferrone gave the financial report. We are currently in line across the board. \$90,000 was transferred to a CD at Florida Community Bank, as approved at the June 8th meeting. Director Ferrone made a motion to move \$103,825.41 from an expired CD to a new CD at Everbank, the motion was seconded by Director Soucek, and passed unanimously.

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 about ¾ complete as of this meeting, as Barbados TCD and CBC, Catamaran Court, Mainsail Place, and Bimini are complete.

President's Report:

President Ardito introduced Chris Byrne and Christina Kennedy of Aquatic Systems/Vertex, who spoke about the health of our ponds and the new aeration system at the mainsail pond. Mr. Byrne noted that after the June 13 installation of the aeration, our pond is no longer stratified. While the other ponds may not require aeration at this time, they are recommended as a preventative measure, as fountains have no impact on water below the surface. Ms. Kennedy noted that our ponds have a blue UV dye in them, which blocks the sunlight and prevents algae, plankton, and aquatic weeds from growing. This dye is used when the ponds are in good health, and do not require the usual harsh chemical treatments.

Director Ardito then spoke on the recent maintenance items around the community. The new camera system at the front gate was installed and is working great. 5 of the 6 neighborhood signs were refurbished, and the remaining sign (BAR TCD) will be finished soon. Director Ardito thanked John Lesser for his work and research on the solar lighting for the signs, as they have worked perfectly. The flag pole at the front entrance will be installed soon, as the permitting is done.

Old Business:

A. Tree Trimming Proposals – Tarpon Cove has budgeted no more than \$18,000/yr for hardwood trimming for the past three years, and stayed within budget. This year, Leo Jr gave us a proposal for \$47,825 for hardwood trimming. As this proposal was way out of line with the budget, the proposal was sent to the master board, who then sent the trimming project out for other vendors to bid. Mike Wentworth of Leo Jr wrote the specifications they use when trimming, so we could compare the proposals “apples to apples”. All vendors agreed to the specs, assumed liability for any damages, have an on-site foreman to oversee the cutting and conform to county regulations, and offered a warranty on their work.

Director DeSiato stated that it’s the board’s fiduciary responsibility to spend the community’s money wisely, and recommends Davey Tree Service for the work. Each board member then gave their opinions on the issue.

Director Soucek asked why Davey would be so much lower than the other bids that were received, noting; If it sounds too good to be true, maybe it is.

Director DeSiato noted that companies give competitive pricing to get their foot in the door, and that a \$24,000 savings is good for the community, and is hopeful that they can save they community money on palm trimmings in the future. He also noted that Davey’s references include the Naples Zoo and the Ford-Edison Estate.

President Ardito noted that this is the same process we used with the landscape contract. After reviewing the bids and interviewing vendors, it was found that Leo Jr was the best choice. It is the board’s fiduciary responsibility to apply that process to any large contracts, in order to protect owner’s investments and not waste their money.

Director Ferrone commented that we aren’t violating our landscape contract, nor our relationship with Leo Jr. He is “very comfortable” with Davey based on their references and reputation.

Director Shields reminded the board that this company was recommended by Mike Towns, and his recommendation is worth more than any interview questions we can ask the vendor.

Director Shields made a motion to accept the Davey Tree proposal, and allocate \$13,000 in additional funds to the hardwood trimming budget, Director Ferrone seconded, and the motion passed unanimously.

B. Martinique Lighting Proposal Revision – In March of 2015, the board approved the installation of two FPL street light poles to replace the inoperable mailbox lights in Martinique, and one additional pole in the dark area near 965. Due to difficulty in meeting FPL’s requirements, the light at 965 was put on hold as we moved forward with the other two. After working with FPL and ABC Electric, a new plan was developed to install the remaining pole, and to add an additional pole in the center of the dark corridor between the Bimini pool and Martinique. The board has \$3536 remaining in approved funds from the \$6,576 initial lighting installation. The new proposal is **not to exceed \$7900**. Director DeSiato made a motion to accept the new proposal and allocate an additional \$4,364 on top of the already approved \$3,536, Director Soucek seconded, and the motion passed unanimously.

New Business:

A. Community Pest Control- Steven from Pest Control of Naples spoke about the numerous rodent sightings around the community over the past few months. Pest Control of Naples uses a three step process to deal with the rodents:

1. Poison bait stations are placed throughout the community to reduce the population.
2. Traps are installed if the rodents make their way into the attic of a building.
3. Once the attic is cleared, the building is sealed to prevent re-entry.

Steven recommends placing 180 bait stations throughout the community as a first step to sufficiently reduce the population, at a cost of \$10ea per quarter. For price comparison, a second proposal was obtained from Pestmax at \$14ea per quarter.

In an effort to reduce the overall cost of pest control in the community, we have asked PCN to bid our general extermination contract as well. At \$7300/yr, PCN's proposal offers a significant savings over our current vendor, allowing us to pay for the rodent stations with only a minor increase in the overall budget. Director DeSiato made a motion to use Pest Control of Naples for all extermination, and install 180 bait stations, Director Soucek seconded, and the motion passed unanimously.

B. Radar Speed Signage for Tarpon Cove Drive- We received numerous complaints over the dangerous driving on Tarpon Cove Drive. Director DeSiato asked Leo Jr to not park their large trailer on the road, which has greatly improved safety in that area, although the problem with speeding vehicles is still prevalent. Director DeSiato researched different traffic control devices, and concluded that 9" Radar Speed signs would be the most effective and affordable solution. Because the signs are solar powered, they don't require installation of expensive electric lines, and maintenance costs are kept at a minimum. He received quotes from three vendors: Traffic Safe- \$2300/each, Radar Signs- \$3900/each, and Trafficalm- \$2000/each plus shipping. After discussion among the board members, Director Ferrone made a motion to purchase two 9" radar speed signs from Trafficalm at \$4068 shipped, Director DeSiato seconded, and the motion passed unanimously.

Adjournment:

With no further business to discuss, the meeting was adjourned at 10:50am.

Respectfully Submitted,

David Blouir
Community Association Manager