

# 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, September 9<sup>th</sup>, 2016, at 9:00am, in the Tarpon Cove Community Center, Naples, Florida.

#### **Quorum:**

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

Also Present: David Blouir of Towne Properties

#### **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. The budget is in good shape overall. Hardwood Trimming ran over budget this year due excessive growth over the winter. Leo Jr gave us a proposal of \$47,625 for the trimming, far exceeding the \$18,000 budget. Because of this, the Master Board sent the tree work out for bids, saving over \$24,000 from Leo Jr's original bid by awarding the work to Davey Tree. Our Capital Improvements reserve is well funded, allowing projects such as the new flag pole and FP&L light poles to be installed without affecting the operating budget.

#### **Landscape Committee Report:**

Director DeSiato gave the landscape committee report. He explained the Landscaping budget is made up of 9 separate line items, totaling \$372,284.00. All categories are within budget, except Hardwood Trimming (see treasurer's report). Community Palm Trimming began yesterday (8Sept16) and will continue for 2-3 weeks.

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

President Ardito discussed various maintenance projects completed over the summer:

- A flag pole was installed at our front entrance. The pole has passed its final inspection and we are awaiting paperwork to close out the project.
- An aeration system was installed in the Mainsail pond. This eliminated the stratified layers, allowing a much larger zone for fish and wildlife to live. All of our ponds are currently clean and healthy.
- FP&L light poles are being installed. The community's part of the work has been completed by ABC Electric, and we are now awaiting final install by FP&L.

- Two radar speed signs were purchased and will be installed along Tarpon Cove Drive. This, along with less commercial vehicle parking along the road, should greatly increase pedestrian safety.

President Ardito introduced Phil Flannery, owner of Pest Control of Naples for a report on our pest control. Phil Flannery reported that 180 rodent poison-bait stations were placed around the community. After 2 months of baiting, the stations along the preserve are still being emptied between fillings, but the stations toward the center of the community are staying mostly full. This pattern indicates that our plan to reduce the rodent population is working, as they aren't traveling as far from the preserves. General extermination has also been successful, with very few in home appointments needed for ants and other insects. Pesticides are cycled each treatment to prevent the bugs from developing a tolerance to the chemical.

### **ARB Report:**

Dave Kelly read a letter from John Chirico, chairman of the ARB. (Attached at end of document)

### **New Business:**

- A. Cayman Paint Color Change Approval- The Cayman BOD has requested approval of a new color palette for their villas to be painted. These colors were selected by the following process:
1. Color choices selected by the Cayman Beautification Committee and presented to the Cayman BOD.
  2. Cayman BOD narrowed the selection down to three choices.
  3. Remaining three choices were voted on by the Cayman owners with "scheme 14" bringing in the most votes.
  4. "Scheme 14" was then presented to the ARB Committee, where they voted unanimously (5-0) to approve the color.
  5. "Scheme 14" is now being presented to the Master BOD for final approval.

The board then discussed the color choice and the process outlined above. Director DeSiato explained that it's the master board's job to ensure proper procedure was followed, and that the paint will not negatively impact the community. Director Ferrone commented that these tasks are never easy, and it will never be possible to please every owner. It should also be noted that the process followed far exceeded the statutory requirements, as well as the requirements outlined in the community's governing documents. President Ardito also agrees that the master board's function is to make sure due process was followed, and do what's best for the entire community.

Director DeSiato made a motion to approve Cayman's color change request, the motion was seconded by President Ardito, and the vote passed unanimously. (Directors Shields and Soucek approved the color change by proxy)

- B. Remodel of Barbados and Bimini Pool Restrooms- President Ardito has been working with vendors and contractors to negotiate the best prices and materials for the remodeling of our Bimini and Barbados pool restrooms. With new fixtures, partitions, paint, fans, tile baseboards, counter-tops, etc., the total price including labor should be around \$12,000. Director DeSiato agrees that the restrooms are dated and in dire need of an upgrade. Director Ferrone commented that maintenance and improvement of amenities is critical for a community. As treasurer, he also noted that we have sufficient funds available to pay for the renovation. All residents in attendance agreed that this was a necessary project and should be done before this season.

Director DeSiato made a motion to approve the renovation of the Bimini and Barbados pool restrooms, not to exceed \$12,000, President Ardito seconded, and the motion passed unanimously. (Directors Shields and Soucek approved by proxy)

**Adjournment:**

With no further business to discuss, the meeting was adjourned at 10:02am.

**Town Hall:**

Bill Boguski asked that more care be taken by Leo Jr while cutting the palm trees, as the crew carelessly drops heavy coconuts and fronds on the landscaping below.

David Kelly noted that Leo Jr would cover the water backflow preventers with plastic garbage cans in the past to prevent damage during palm and tree trimming.

Tony Andraitis noticed a pothole forming on Catamaran Court near Tarpon Cove Drive and would like it addressed as soon as possible.

Respectfully Submitted,

David Blouir  
Community Association Manager

September 9, 2016

Tarpon Cove Community Association Master Board,

The ARB has unanimously approved an application by the Cayman Community to change the color of their homes.

In reviewing the documentation for the request, their process for choosing a color change was consistent with that of other communities within Tarpon Cove that have occurred in the past. This included a "beautification committee" to investigate and choose several color combinations for the homeowners in Cayman to vote on. Three homes were actually painted the color schemes to give owners the opportunity see what they would look like before voting and seventy-five percent of the homeowners did vote.

It should be noted that the Cayman by-laws do not require their community to have a vote regarding a color change, it can be left up to the President of their own board to choose. It is our opinion that the board choose the right path of including the community in the process.

The ARB has no issue with the color scheme that was picked. The softer tones that are popping up in other communities seems to be the trend. There are many places in Naples that have different color combinations within their community to show individual identity within the community. We already have that here in Tarpon Cove.

The contractor to do the cleaning and painting is Northern Contracting, Inc., and their paper work is in order, including licenses and insurance. In keeping with the By-laws of Tarpon Cove we pass our decision on to the Master Board for final approval of the color change. If approved, we will officially sign off on Cayman's ARB request.

Best Regards,

John Chirico  
Tarpon Cove ARB Chairman

