

Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association
Board of Directors Meeting
Held on Monday, October 23, 2017 at 1:00pm,
In the Tarpon Cove Community Center, Naples, Florida

Members Present:	Mike Shields	President
	Perry DeSiato	Vice-President
	Rich Ferrone	Treasurer
	John Ardito	Director
	Elaine Soucek	Secretary
Also Present:	David Blouir	Towne Properties and 20 Residents.

Call to Order: The meeting was called to order at 1:00pm by President Shields.

Proof of Posting: The meeting was posted and emailed 14 days in advance, in accordance with Florida state statutes.

New Business: A. BOD Vote on Storm Damage Special Assessment for \$925.00/unit.

Two weeks prior to this meeting, an email blast (attached) was sent out to the community explaining the costs involved with the cleanup effort, and that a special assessment was necessary to pay for the work. There have been no changes to the cost estimates since the initial email.

Leo Jr has worked from the front entrance, back to Martinique, then around Carrick Bend through Bimini and Barbados. The day of this meeting, they began removing downed and damaged trees in Cayman on Catamaran Court, before moving to Mainsail. After this first stage of Tree Removal, the next step will be stump grinding and removal. This will follow the same pattern as the tree removal, with each stump being handpicked and agreed upon by members of the landscape committee, master board, and Leo Jr's supervisors. During the removal of these stumps, we expect many more irrigation and underground utility breaks, the landscapers will be working in zones, not moving forward until each zone is finished and the utility repairs can begin.

Leo Jr also began testing our irrigation system last week. After 1 week of repairs, the irrigation system is approximately 60% operational throughout Tarpon Cove.

President Shields made two points regarding this assessment before the board vote:

1. The board's intention was to be as accurate with the repair assessments as possible, as to not require a second assessment down the line. This assessment is intended to pay back the operating and reserve accounts we've pulled from to pay for the initial cleanup, and to give a good foundation for the repair and restoration of the landscaping in the community, with the front entrance being the first priority.
2. This is a **MASTER ASSOCIATION** level assessment to cover TCCA common areas and landscape cleanup. **A second assessment may be coming from your local neighborhood associations** to cover damage to your buildings and local neighborhood common area or utilities.

Many of your individual unit owner insurance policies have "Storm Damage Loss Assessment" coverage, with deductibles no more than \$250. We have heard conflicting information from insurance companies whether or not a master association assessment regarding landscaping is covered. It is our recommendation that you hold off on submitting this assessment until you receive your second assessment (or confirmation that there will not be a second assessment) from your neighborhood association, as the insurance company will only pay out once per storm.

Director Soucek made a motion to approve the Storm Damage Loss Special Assessment at \$925/unit as presented, Director Ferrone seconded, and the assessment was approved unanimously by the Board of Directors.

Adjournment: The meeting was adjourned at 1:24pm.

Respectfully Submitted,

David Blouir, LCAM
Property Manager

On Oct 9, 2017, at 8:02 AM, Mike Shields, President <mikeshieldssr@comcast.net> wrote:



TARPON COVE COMMUNITY ASSOCIATION
Information Bulletin
www.TarponCove.info

Residents of Tarpon Cove,

Because of the damage done by hurricane Irma, it is necessary for the Master Board to assign a special assessment in the amount of \$925 per owner. This is to cover the cleanup and recovery cost of \$338,000.

The Board did investigate options that included special assessment, short term loan and operational line of credit. On the advice of our management company and Board treasurer, we will do a special assessment.

This special assessment is broken down as follows:

Tree Removal	\$ 180,000.00
Irrigation repair & restoration	\$ 50,000.00
Stump removal	\$ 40,000.00
Plant replacement	\$ 60,000.00
Bar Code Reader	\$ 4,000.00
Pool equipment	\$ 2,000.00
Irrigation pump fence	\$ 2,000.00
Total	\$ 338,000.00

A Board of Directors meeting is being scheduled for Monday, October 23rd to approve the special assessment.

The assessment will be lump sum payment due 30 days from the date of the statement.

We will continue with the clean-up process, with the goal of getting Tarpon Cove "back to normal".

For the Board of Directors,

Mike Shields

President