

Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association
2018 Budget Workshop

Held on Tuesday, October 24, 2017 at 10:00am,
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 10:00am by President Shields.

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

New Business: 2018 Budget Workshop:

Utilities-

Electric was decreased from \$41000 to \$40000 based on current year usage + a \$5/month fee on each meter from hurricane Irma. **(down \$1000)**

Water/Sewer was increased by \$100 to \$7200 based on a 3% annual increase over our current monthly usage. **(Up \$100)**

Telephone was reduced to \$4000 based on current rates for the gate phone and 3 mandatory pool phone lines. **(down \$1000)**

Television/Cable saw a large increase from 2017's budget due to a wrong estimate given by Comcast last year. Our current rate until October 2018 is \$69.15 per unit with all taxes and fees, which equals \$302,877 for the year. **(up \$25,793)**

Irrigation Water was **raised by \$1500** due to a 3% increase from Collier County.

Trash Removal was **increased by \$4200** to \$47,500. Due in small part to an increase from Waste Management and adding an additional \$2500 to pay for repeated cleanup of garbage being thrown into recycle bins. This fee will continue to rise unless residents and their guests stop throwing food waste into the recycle containers, allowing raccoons to get in and leave a mess.

Maintenance-

Extermination is a fixed contract, no increase from 2017.

Lake Expenses is a fix contract, no increase from 2017.

Exotic Maintenance is a fixed contract, no change to contract price.

Fountain Maintenance costs have come down after our current vendor took over in 2016. **(down \$500)**

Janitorial – Contract has no change in price over 2017.

General Maintenance was increased to pay for more use of our handyman, and to deal with increased maintenance issues after Irma. **(up \$5000)**

Entry & Gate Maintenance was removed from the operating budget in 2018, as we no longer have a monthly maintenance plan. All expenses will be paid from Reserves.

Grounds Care-

Grounds Maintenance had no change, as we are in the final year of our 3 year contract with Leo Jr.

Mulch was reduced to \$0 for 2018, as we will not be mulching this year due to continued storm cleanup efforts. **(down \$40,000)**

Tree & Shrub Replacement was increased to \$90,000 to help pay for the necessary replacements after Irma, including a redesigned front entrance to the community. **(up \$60,000)**

Irrigation repairs remain at \$10,000 for the year, as many of our issues will be fixed with money collected in the special assessment.

Hardwood Trimming was reduced to \$17,500, as many trees were knocked down and had a comprehensive trim earlier in 2017. The \$17500 that was removed from hardwoods was added to tree and shrub replacements.

Palm Trimming was increased by \$5000 to more accurately reflect our annual costs, which includes a 3rd coconut trim.

Landscaping – Improvements was reduced to \$0 for the year and its funds were added to the tree and plant replacement budget. (down \$7500)

Pool-

Pool Maintenance is a fixed contract with no increase over 2017.

Pool Permit is a fixed cost with Collier County is not expected to increase next year.

Pool Repairs have been steadily increasing as the equipment ages and more people are using it throughout the year. Budget was increased to \$9000 for 2018. (up \$1000)

Administrative Expense-

Legal costs remain the same as 2017.

Division Filing Fees are a fixed cost and not expected to increase in 2018.

Office Expense was decreased due to increased use of electronic communications. (down \$1000)

Web Site Expense is not expected to increase in 2018.

Management Fees we have 1 year remaining of a 3 year contract at this price.

Taxes & Preparation was lowered to reflect the previous year's cost. (down \$275)

Flood Insurance has no change from 2017.

Insurance was increased due to higher premiums paid in 2017. We are not expecting another increase in 2018. (up \$4300)

Contingency was left at \$500 as in 2017.

The Total Operating Expenses for 2018 are \$1,047,111. (up \$33,789)

2018 Fees for Condos are \$735.29/quarterly (\$2941.15/annually) Up \$31/quarter

2018 Fees for Cayman are \$695.17/quarterly (\$2780.67/annually) Up \$27.42/quarter

Adjournment: The meeting was adjourned at 11:12am.

Respectfully Submitted,

David Blouir, LCAM
Property Manager