

## Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association  
2018 Budget Adoption Meeting

Held on Friday, December 15, 2017 at 9:00am,  
In the Tarpon Cove Community Center, Naples, Florida

<b>Members Present:</b>	Mike Shields	President
	Perry DeSiato	Vice-President
	Rich Ferrone	Treasurer
	John Ardito	Director
	Elaine Soucek	Secretary
<b>Also Present:</b>	David Blouir	Towne Properties

**Call to Order:** The meeting was called to order at 9:00am by President Shields.

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

### **New Business: 2018 Adoption:**

#### **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 3<sup>rd</sup> 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

**Director DeSiato made a motion to adopt the 2018 TCCA budget as presented, Treasurer Ferrone seconded, and the motion passed unanimously.**

**Adjournment:** The meeting was adjourned at 9:12am.

Respectfully Submitted,

David Blouir, LCAM  
Property Manager