

Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association
Board of Directors Meeting
Held on Wednesday, February 8, 2017 at 1:00pm,
In the Tarpon Cove Community Center, Naples, Florida

Members Present:

John Ardito	President
Mike Shields	Vice-President
Rich Ferrone	Treasurer
Elaine Soucek	Secretary
Perry DeSiato	Director

Also Present: David Blouir of Towne Properties and 28 residents

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

Approval of Prior Minutes: Director Shields made a motion to approve the prior minutes, the motion was seconded by Director DeSiato, and the motion passed unanimously.

Treasurer's Report: Director Ferrone gave the 2016 year-end financial report. It was noted that we finished approximately \$11,000 under budget for the year, or 1% under our budget predictions.

Landscape Report: Director DeSiato gave the landscape report. It was noted that a decision was made last year to try hand pruning of our shrubs to allow for a more natural look in the community, and later in the year was changed back to electric shear pruning, with certain plants still being hand pruned as necessary. After receiving a quote of \$48,600 (three times the budget), the hardwood tree trimming was bid out to other reputable vendors in the area. Davey tree was selected and performed the work over the summer months, while saving the community \$24,000 over Leo Jr's initial bid. Mulch was also sent out to bid this year, and awarding the contract to Tim Helter Spreading saved the community an additional \$8,000 from Leo Jr's initial mulch quote. A color-dyed mulch was chosen over the natural cypress used in the past, and should hold its color 4-6 months longer than previous mulch style. Through careful spending and bidding out the larger jobs, the landscape committee was able to finish 2016 using only \$361,409 of its \$372,284 budget (\$10,864 under). Leo Jr's work style and ethic was brought into question from a resident, but the board noted that we have a contract for the basic grounds care that outlines their responsibilities, and all requirements are currently being met.

It was also noted that after more than 6 months of fighting an undiagnosed irrigation issue, our irrigation is operating at 100%. Mike Shields and David Blouir watched the irrigation pumps from 2:30-3:30am, obtaining photographic evidence that the county was cutting off the water supply to Tarpon Cove. The nightly cut-offs were due to a water usage restriction put on irrigation users in Collier County, due to the water shortage. Collier County has since increased our allotment from 77,000 gallons to 177,000 gallons per night, as we typically use around 115,000 daily.

ARB Report: John Chirico gave the ARB report, noting that 27 requests were approved in 2016. Of these, 7 were for acrylic sliders on the lanai, 4 hurricane shutters, 1 skylight install in a Condo, Cayman's neighborhood color change, and 1 complete re-roof of a Cayman Villa (the first total roof replacement in Tarpon Cove). 250 tiles were kept from the re-roof project and placed behind the community center for other residents or neighborhoods to use when replacing broken tiles.

President's Report: President Ardito gave his president's report, outlining various projects and events over the past year.

- 2 FPL street lights were installed along the dark corridor between Bimini and Martinique.
- 2 Solar-powered-radar speed signs were installed on Tarpon Cove Drive. These signs have helped slow traffic tremendously by making drivers more aware of their speed.
- A flag pole dedication ceremony was held on January 11, 2017, for our newly installed flag pole at the entrance, which was installed where the two large oak trees were struck by lightning and removed. This pole, along with

the new LED lighting, rebuilt monument, and updated landscaping help finalize the appearance of our community on Wiggins Pass.

- Restrooms at the Bimini and Barbados pools are in the process of being renovated. The board approved \$12,000 for the 4 restrooms, and we are projected to complete the renovation under budget.
- President Ardito discussed a reply from the county regarding the construction project on Vanderbilt Drive, and its impact to the communities on Wiggins Pass. (attached) It was noted that the county increased the duration of our green light from Wiggins, allowing more traffic to exit onto 41 and prevent congestion in front of our community.
- Garbage and Recycling were discussed, as the property manager has cleaned up over 18 times in 2017 from messes left after raccoons found food waste thrown into the recycle bins. It was noted that the rental and sales application are currently being updated, and more specific instructions on garbage and recycling may be placed in the packets for tenants and new owners.
- The Cocohatchee PUD has been under construction again recently. A large area was cleared behind Tarpon Cove that is currently being used for overflow parking while the towers are being built, but the clearing and placement of debris is consistent with golf course pre-construction.

New Business:

Overnight Parking at Swimming Pool Lots- Due to the shortage of overflow parking spaces, the board of directors discussed the use of overnight parking in the swimming pool lots. While Martinique has plenty of overflow spaces, the other neighborhoods generally only have space for 2 cars per unit, and overnight parking on streets is prohibited (due to fire code). After some debate, Director DeSiato made a motion to allow overnight parking from 6pm-9am in the swimming pool parking lots, Director Shields seconded, and the motion passed unanimously.

Rollover of Excess Landscape Funds from 2016- Director DeSiato asked that the master board rollover \$10,800 in unused funds from 2016. He would like to use these funds to remove coconut palms throughout the community, as they are an ongoing expense, as well as a liability. He noted that the landscape committee would ultimately decide on how exactly the funds can best be used. Director Soucek noted that we have over 1200 palm trees in Tarpon Cove, and more than 275 of those are coconut palms, which must be trimmed 2-3 times per year. President Ferrone made a motion to give the landscape committee \$10,800 in unused funds from 2016, Director DeSiato seconded, and the motion passed 4-1.

Electronic Communication Update- Director Shields discussed the success of electronic communications in the community. To date, we have over 170 residents signed up for electronic communication only, reducing paper waste and cutting down the cost of required mailings. Many residents in attendance discussed the other benefits of the mailing, including its speed over conventional mailings, as our local post office typically has long turnaround times for forwarded mail, and is prone to placing mail in the wrong boxes.

Renovation of Martinique Pool Restrooms- With the success of the restroom remodels at the Bimini and Barbados pools, the board of directors discussed renovating the final two restrooms at the community center. These were initially put on hold as there were discussions of remodeling the entire community center and possibly increasing the building's footprint or adding a second story to the existing building. Director Shields motioned to renovate the remaining restrooms at the Martinique pool, with the costs no to exceed \$7500, Director DeSiato seconded, and the motion passed unanimously with tremendous support from the residents in attendance.

Adjournment: With no further business to discuss, the meeting was adjourned at 2:45pm.

Respectfully Submitted,

David Blouir, LCAM
Property Manager

Letter from Collier County regarding Vanderbilt Construction

Dear Mr. Ardito,

Thank you for contacting Collier County regarding your concerns about the construction on Vanderbilt Drive. Senior Project Manager for Transportation Engineering, Anthony Stolts has provided the following information for your review:

Road and bridge construction can be significantly influenced by weather. Major storms, such as hurricanes, and rainfall can cause delays that extend the total duration of a project. The approximate rainy season in Collier County is from May through October with the dry season extending from approximately November through April. When considering the anticipated duration of construction along with the weather seasons and the local “busy” season, it becomes clear that minimizing the project duration is the primary factor in minimizing the overall (time and cost) burden on the public.

By starting the project in November 2016 the project extends through two dry seasons, thus reducing the possibility of weather delays that could extend the total duration of the project. True, the project extends through two “busy” seasons, but waiting until the end of the “busy” season does not necessarily prevent the project from impacting two “busy” seasons.

If the project had started in April 2017, construction would have commenced at the beginning of a rainy/hurricane season. This schedule would have only allowed for six months of dry weather before returning to the rainy season again. Executing the project through two rainy seasons would have increase the risk of project delays resulting in a longer overall duration and increased project costs. Additionally, the planned end of the project would have fallen in October of 2018, the first quarter of the second “busy” season. There is a high probability that project delays caused by two rainy seasons would have required the project to extend even farther into the second “busy” season.

Though it is difficult to predict all possible outcomes when dealing with weather and construction, our goal is to minimize the impacts of our projects on the local public in a financially responsible manner. Presently, the contractor is making excellent progress and we are optimistic that the project will remain on schedule.

In an effort to alleviate delay and improve the traffic flow, Traffic Operation has been and will continue monitoring the intersection of US 41 and Immokalee Road/ 111th Avenue North and the intersection of US 41 and Wiggins Pass Road. We have increased the green time for both eastbound 111th Avenue North approaching US 41 and Wiggins Pass approaching US 41 and they appear to operate better.

If you have any additional question regarding the above information, please feel free to Anthony Stolts at 239-252-5835 or email him at AnthonyStolts@colliergov.net

In response to your second inquiry about the Cocohatchee PUD, Principal Project Manager, Matt McLean, and County Engineer, Jack McKenna advised that staff continues to review the site progress and have not found any work which is inconsistent with the approved construction plans and zoning (settlement agreement). As long as the developer continues to construct under the requirements of the approved permits, we have no ability to find fault with the current construction occurring on the subject site. In reference to your question regarding approved site development permits, attached are the Site Development Plan approvals for the east and west sides of Vanderbilt Drive. We appreciate your concerns related to this project.

On behalf of Staff
Michelle Scavone, GMD Operations Coordinator