

Tarpon Cove Community Association

2017 Annual Members Meeting Unapproved Minutes Held at the Sterling Oaks Clubhouse 822 Sterling Oaks Blvd, Naples, FL 34110 March 24, 2017

Opening:

The Annual Meeting of the Tarpon Cove Community Association was called to order at 10:10am on March 24, 2017 by John Ardito.

Directors Present: John Ardito
Mike Shields
Elaine Soucek
Richard Ferrone
Perry DeSiato

Also Present: Kailin Francis, Lisette Sosa, Mike Densmore, and David Blouir of Towne Properties

Quorum: A quorum was met with 120 members present in person or by proxy.

Proof of Posting: This meeting was mailed and posted according to Florida State Statutes.

Approval of Minutes:

The minutes of the previous meeting were unanimously approved as distributed.

Reports of Officers:

Director Ferrone discussed the 2016 Year End Financials, noting that we finished the year under budget, although the financials show \$60,000 over budget due to an \$80,000 transfer into the reserve account at the beginning of 2016. Director Ferrone noted the substantial savings achieved in the landscape budget by sending large contracts (tree service, mulch) out to bid. The TCCA master board recently voted to rollover \$10,800 in unused funds from 2016 into the 2017 landscaping budget.

John Ardito gave his president's report, outlining various projects and events over the past year. He noted that our busy season is coming to a close, with very few problems or issues. Director Ardito also noted that after Director Shields and Manager Blouir came in at 2:30am to watch the irrigation pumps, and obtained photographic evidence of the pumps shutting down, the county has fixed the issue on their end that was cutting off our water supply at 3am.

- 2 FPL street lights were installed along the dark corridor between Bimini and Martinique.
- An aeration system was installed in the Mainsail pond to eliminate the stratification of the water.
- 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 were recently renovated to a modern, updated look. The board recently approved \$7500 to also renovate the restrooms in the TCCA community center.
- Garbage and Recycling were discussed, as the property manager has cleaned up over 30 times in 2017 from messes left after raccoons found food waste thrown into the recycle bins.

- The community’s Pest Control vendor has been changed to Pest Control of Naples to help combat the increasing rodent population. With only a \$1500/year increase in budget, we were able to add 180 poison bait stations around the community to reduce the rat population in and around Tarpon Cove. Initially, bait stations were being totally emptied every two weeks, now many stations are totally untouched with very few being totally emptied by the rats.
- Pavers were reset at the Martinique pool to eliminate puddling of water and trip hazards on the deck.
- Our front gate/camera vendor was changed to Key Locksmith and Security, which has already saved the community over \$1000 in maintenance costs. The camera system was also upgraded at the front entrance, allowing for HD quality video of those entering and exiting the community.
- Neighborhood Signage was rebuilt and lit with LED lighting.
- A community “handbook” has been created, and is available on the homepage of www.tarponcove.info.

Director Shields discussed the Electronic Communications process, outlining its various benefits over traditional mail, including speed, ability to track communication, and lower cost. We currently have 375 email addresses in the system, but only about one third of the households in Tarpon Cove have elected to receive communications electronically.

Director DeSiato discussed the landscape committee and various landscape issues throughout the community. He noted that by obtaining bids for our Tree Trimming, we saved \$24,000 by using Davey Tree Service instead of Leo Jr, as their bid for hardwood trimming was over \$48,000. The mulch contract was also awarded to Tim Helter Spreading, saving \$5,500 over Leo Jr’s bid. Many residents have said the mulch was installed much cleaner and more evenly than in previous years. The new dyed mulch also should hold its color much longer than the “natural cypress”. It was also noted that \$10,800 in unused landscape funds was granted to the committee from the master board to be used in 2017.

Residents discussed various topics, including:

- Speeding on Tarpon Cove Drive continuing after radar signs were installed
- Vanderbilt Drive being closed until summer of 2018 and the potential safety risks during hurricane season.
- The Cocohatchee PUD area behind our community is still being developed as a golf course, after a very large area was cleared for pre-course construction, although experts say it may be 10 years before we see the course open.
- Many residents have asked that the board look into installed extra parking spaces along Tarpon Cove Drive and Carrick Bend Circle, as parking is scarce during season.

Voting Issues:

Funds in excess of the amount used for the operation of the Association in this fiscal year are to be applied to the next fiscal year’s operating expense.

 97 YES, roll over funds 0 NO, do not roll over funds

NOTICE: There will be audit conducted for the 2017 financial statements to keep in accordance with Florida State Statute.

Adjournment

Meeting was adjourned at 11:03am by John Ardito. TCCA Organizational Meeting to immediately follow.

Respectfully Submitted

David Blouir, LCAM