

Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association
Board of Directors Meeting
Held on Tuesday, September 26, 2017 at 9:00am,
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 25 Residents.

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

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

New Business:

Master Association Storm Damage Cleanup Plan-

Stage 1

Monday - 1 day after hurricane Irma, the roads were impassible, with the exception of a small pathway cut by Handyman Andrea Lloha from Martinique to the front of the community. Cliff Cook of Leo Jr made it on-site late in the day to assess the damage and relay the information back to Leo Jr.

Tuesday - Julio Garcia, co-owner of Leo Jr, showed up with a crew of 18 men and many pieces of large equipment to begin clearing the roadways. The crew worked until they had cleared the roads throughout the community. The crew also worked to remove all downed trees from driveways, garages, roofs, and sidewalks to allow owners to access their homes.

While the tree crews were working their way through the community, our regular landscape crew worked to clean the rest of the small debris and leaves from the roads and yards.

The first week of cleanup cost the community over \$51,000.

Stage 2

Perry DeSiato, Claudia Greenleaf, and Elaine Soucek walked the community, looking at every tree and each of the 365 units. The Landscape Committee Representatives worked with Cliff and Julio of Leo Jr to determine what trees could be saved, and what would have to be removed.

Leo Jr took the information and returned with a proposal to remove the remaining 230+ downed or severely damaged trees, for \$117,000. It is estimated stage 2 will take 6-8 weeks to complete (weather permitting).

Director DeSiato made a motion to accept Leo Jr estimate 13661 for \$116,850 for remaining tree cleanup, Director Soucek seconded, and the motion passed unanimously.

Stage 3

As Leo Jr's tree service finishes each neighborhood, Director DeSiato and the landscape committee members will be surveying the area, creating a list of tree stumps to be removed or ground down. At the same time, Leo Jr's irrigation technicians begin repairing pipes and broken heads damaged by uprooted trees. As each neighborhood is finished, the goal is irrigation can be restored, reducing the potential of plants dying from lack of water.

\$20,000 is being estimated for stump removal.

\$50,000 is being estimated for irrigation repairs.

Stage 4

It was discussed that while most of stage 2 and stage 3 will be taking place simultaneously, stage 4 - Restoration and Replanting of our landscaping won't begin until all the damaged trees are removed, all the approved stumps are removed or ground, and all of the irrigation system is repaired.

Pest Control of Naples will be on-site over the next few weeks reinstalling the rodent bait stations that were blown or washed away from their intended locations.

Nassau Pools has also put in about 16 extra hours between our 3 pools and spa, getting them back to normal and up to code. As the filtration and chemical pumps have been working overtime since the storm, we anticipate equipment problems as from over-use.

As of October 4th, our gate's barcode scanner is malfunctioning.

It was noted that, hurricane insurance only covers damage to buildings or things directly attached to the building, and not landscaping, therefore none of these cleanup costs will be covered by insurance.

Local Neighborhood Associations-

On a local level, work will be done with different contractors to make repairs to: Roofs, gutters, soffits, paint, stucco, carports, concrete sidewalks, landscape lighting, and underground utilities. Hurricane insurance deductibles are 3% of the insured value, and are separated by building. Unless the approximately \$30,000 deductible is reached, we do not anticipate insurance assistance for these repairs.

Every building in Tarpon Cove has been photographed to record all visible damage. Work will continue with vendors to make the appropriate repairs as quickly as possible.

How to Pay for Repairs

It was agreed by the Master Board to use reserves, as allowed by Florida law, to help with certain items

The Master Board and the Towne Properties are considering all available options. This includes special assessments, community loans, and lines of credit.

The goal remains to get an accurate estimate of the overall costs before a decision can be made.

Adjournment: The meeting was adjourned at 9:41am.

Town Hall:

President Shields noted that after staying through this storm, he will take the experts advice and evacuate next time.

Director DeSiato noted that there were many items left outside on lanais and breezeways when people left for the season, and that those items could cause additional damage with the 140mph winds. Next year, we will be more diligent in the enforcement of our rules and regulations regarding bringing those items inside before leaving.

It was also noted that we didn't know who stayed in the community or who evacuated. Next time, we will try to create a roster of those who are staying so we can check on them after the storm has passed.

Respectfully Submitted,

David Blouir, LCAM
Property Manager