

# Tarpon Cove Community Association

## 2018 Annual Members Meeting Unapproved Minutes Held at the Sterling Oaks Clubhouse 822 Sterling Oaks Blvd, Naples, FL 34110 March 23, 2018

### **Opening:**

The Annual Meeting of the Tarpon Cove Community Association was called to order at 10:06am on March 23, 2018 by Mike Shields.

**Directors Present:** Mike Shields  
John Ardito  
Elaine Soucek  
Perry DeSiato

**Also Present:** Maria Ulloa and David Blouir of Towne Properties

**Quorum:** A quorum was met with 72 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:**

Mike Shields gave his report as acting president.

- He welcomed the newest Master BOD member Rick Forrester to the board.
- The board thanked Rich Ferrone for his time as treasurer on the master board.
- Director Shields spoke about hurricane Irma, explaining how those of us who were here for the storm rallied together and got the neighborhood cleaned up and restored, including Andrea Lloha, Gary Greenleaf, and Perry DeSiato for getting Leo Jr on-site 24 hours after the storm and clearing our roadways.
- Andrea Lloha, the community handyman, was taking his citizenship test the following day. (He passed!)
- After the storm, the master board hired a landscape architect to redesign our front entrance, as it was destroyed by the storm. Once a plan was approved, they hired Leo Jr to clear out anything remaining of the old plants and trees, and replanted the area to the architect's specifications. The work is largely complete, with the exception of opening the palm trees, which should happen next week once the roots have taken hold and the high winds slow down.
- Construction has started on Lucky's Market, as Collier County has already approved several of their permits.
- The Kalea Bay property behind mainsail place has been devastated by the storm. We are keeping an eye on the area as it appears to be a fire hazard.
- Homewatch- Director Shields spoke about the importance of a homewatch person for seasonal residents. We are an aging community, and small problems can turn into larger, more expensive problems if not caught early on. We've had several issues with AC systems, water pipes and hoses, sewer lines, roof leaks, water heaters, etc. Having a homewatch person inspect your property regularly is "cheap insurance", as mold and other issues are usually caught before impacting the other units or areas. He also noted that Gary Greenleaf was on site after the storm checking all of his units, which is invaluable, as many homewatch people evacuated, and did not come back for several weeks.

Director DeSiato, landscape committee chairman, gave the landscaping overview. New lighting was installed this week on the newly renovated front entrance. The palm trees are still wrapped, and will be open once the winds slow down, as they could tip over until their roots are embedded in the soil. The front entrance was the last piece of storm cleanup handled by the master board, and the landscape committee will now resume responsibility for areas inside the gates. All committee members have walked their neighborhoods, and Cliff Cook of Leo Jr will prepare quotes for the repair work. These quotes will be discussed and approved at our next landscape committee meeting, held April 12 at 930am. It was also noted that the neighborhoods have been allocated a budget (based on community size), and that the amount allocated is triple the amounts spent in most years.

Manager Blouir gave the Financial Report, as we do not have an active treasurer until the organizational meeting is held after this meeting closes. We finished 2017 over budget by \$79,302 on paper, although once \$78,030 is paid back into the operating account from the Irma assessment we would only be over budget by about \$1,270. Current owner's equity shown on the financials is \$4816, but will rise to \$82,846 after the transfer discussed above. We ran over budget in landscaping due to the pre-assessment expenditures for hurricane Irma. We ran over budget in utilities due to an error in calculating our 2017 comcast fees, which was corrected for the 2018 budget. And we ran over slightly in administration, as our insurance renewal was higher than the estimate provided by Brown and Brown. As we only have January and February financials available, it is too early to know how we are doing for 2018's budget.

The master board presented three awards for dedication to our community. The first award was given to Fred Neri for the incredible amount of time and effort he spends every year decorating and maintaining our front entrance for Christmas. The next awards were given to Claudia Greenleaf and Elaine Soucek for the placement of the American flags each Veterans, Memorial, and Independence Day. The front entrance and various locations are decorated, along with a flag placed in front of the home of every veteran in the community. Claudia Greenleaf noted that all of the flags were donated or purchased by independent donations from residents in the community. If anyone would like to donate to their flag collection, please contact Claudia Greenleaf or Elaine Soucek.

**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.

  71   YES, roll over funds                        1   NO, do not roll over funds

Residents discussed various topics, including:

- Zoning officer Mark Strand stated that the developers can move forward with the approved pre-construction of a planned golf course in the area behind Mainsail.
- Director DeSiato explained the details of the construction that recently began at Lucky's supermarket, noting that the building permits have not yet been approved, but the parking lots and storm drain permits have. The county still has not given approval to extend the building to 19ft from the roadway, as opposed to the 35ft buffer in the current building codes.
- Resident Phil Fitzpatrick noted that the grocery store industry is in decline, and that the building will likely be vacant in 5-10 years.

**Adjournment**

Meeting was adjourned at 10:25am by Mike Shields. TCCA Organizational Meeting to immediately follow.

Respectfully Submitted

David Blouir, LCAM