

TARPON COVE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TARPON COVE COMMUNITY CENTER  
THURSDAY, APRIL 26, 2018  
9:00 am

Members present: Perry DeSiato  
Elaine Soucek  
Mike Shield  
John Ardito  
Rick Forrester

Call to Order: Called to order by Chairman DeSiato at 9:00 am

Proof of Posting: Yes

Presidents Report: Today's specific meeting : Focus on this year: Protect our investment, updating the Community Center, exploring cost of adding on. Exploring adding a Bocce Ball and or Pickel Ball court.

Adding 1 or 2 additional park benches around the community.

Landscaping, interior work beginning, stump grinding, removal of materials that will be planted during the rainy season which is in a month.

Important day in the association, we will terminate our Towne Property Contract, due to changes in staff, frustration with accounting. David Blour is leaving and helped our decision. We have to worry about our community not Towne Properties. Three companies were contacted, the company chosen is AMERICAN PROPERTY MANAGEMENT SERVICES, LLC. A decision was made to split management and accounting,. The accounting firm is KPG ACCOUNTING SERVICES, INC. American Property Management Services is owned by Orlando who at one time worked for Tarpon Cove as a manager. He now manages 84 communities in Naples, he is a local company. KPG is owned by Kevin Gafney who at one time was with Towne and ventured out on his own and had also been our previous accountant. We had previously paid Towne Properties \$120,000. Yearly our new payment to American will be \$101,000. With the new management company there will be a Portfolio Manager on premises two full days and ½ day a week. June 1, 2018, the contract with both companies will take place. Summer will be a good time to move forward with transition to these new companies.

DISCUSSION: John Ardito mentioned we, the community, have experienced many bumps in the road with Towne Properties accounting. They had no new Manager for our area. Time was right for a change.

Mike Shields mentioned that the Management Company works for the Board.

QUESTIONS: New Management will transition , update forms and paperwork. Auto Pay will have to be updated. Emergency service will be available. Orlando's company manages 84 communities, has been in business 10 years. The duration of contract will be one year, than if it works out will be extended to perhaps 3 years.

MOTION: Motion was made by Perry DeSiato to terminate contract with Towne Property Management Company, John Ardito seconded. VOTED UNANIMOUSLY TO TERMINATION OF CONTRACT on May 31, 2018.

MOTION: Perry DeSiato made a motion to accept contract with AMERICAN PROPERTY MANAGEMENT SERVICES, LLC AS OF June 1, 2018. Motion second by Rick Forester. VOTED UNANIMOUSLY TO ACCEPT CONTRACT.

MOTION: Perry DeSiato made a motion to accept the contract with KPG as our accounting management company as of June 1, 2018. John Ardito seconded the motion. VOTED UNANIMOUSLY TO ACCEPT CONTRACT.

Respectfully submitted: Elaine Soucek, Treasurer