

# Unapproved Minutes

Unapproved Minutes from the Tarpon Cove Community Association  
Board of Directors Meeting  
Held on Friday, March 16, 2018 at 2:00pm,  
In the Tarpon Cove Community Center, Naples, Florida

<b>Members Present:</b>	Mike Shields	President
	Perry DeSiato	Vice-President
	Rick Forrester	Director
	John Ardito	Director
	Elaine Soucek	Secretary
<b>Also Present:</b>	David Blouir	of Towne Properties, and 25 Residents.

**Call to Order:** The meeting was called to order at 2:00pm by President Shields.

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

**President's Report:** President Shields began by introducing Rick Forrester, as this is his first official meeting on the TCCA Master Board of Directors. He then discussed the landscaping recovery process after hurricane Irma, which was overseen by the master board (explained in greater detail in the landscape meeting minutes from 2.7.18). The front entrance redesign was the last phase of storm cleanup handled by the master board, and all further cleanup will be done at the landscape committee's direction. President Shields noted that the landscape committee was not consulted on the front entrance design, as they would have slowed the process. A professional landscape architect was hired, and the master board took their advice with virtually no changes to their plan.

President Shields then spoke about the way funds are being allocated for this year's spring walkthrough. Historically, the Tree and Plant replacement budget has been allocated in a way that was not equitable, with large variances in spending between the neighborhoods over the last several years. This year, the money was divided by number of units in each neighborhood, ensuring each neighborhood would get their fair share of what they paid into the fund. To ensure all voices were heard, each neighborhood sent an email blast out to their residents asking for input or requests on how the landscape money would be spent.

**Landscape Discussion:** Director DeSiato spoke about the common area spring walkthrough, which was completed prior to this meeting. Ferns will be removed along Tarpon Cove Drive roadway and replaced with sod. Both sides of the entrance when you come into the gate will be replanted. Both islands on Carrick Bend Circle will be replanted. The large "park" area between the Barbados pool and Mainsail pond will be renovated with new sod and removal of poor quality existing plants. The berm along 41 in Martinique will also be filled in to help block noise from the road.

Marlene Berman spoke about a "walkthrough" of the neighborhoods completed by several concerned residents, as they feel the landscape replacements have been done haphazardly, and without any master plan or direction. Their report is attached at the end of this file.

Director DeSiato responded by explaining that the landscape committee has only a very small budget of \$30,000 each year to spread across 365 units & all common areas, which doesn't allow for large renovations near the buildings. He also noted that all specific areas of concern on the attached report will be addressed in this year's walkthrough. It should also be noted that the botanical garden's master gardener does not deal with individual associations, and that a professional landscape architect, such as Knaak, would have to be paid for their services.

Manager Blouir explained that he, along with Cliff Cook of Leo Jr, priced out a complete replacement plan for each type of building in the community, and that a total landscape replacement project would cost between \$600,000 - \$1,000,000 over 3 or 5 years. He also explained that if such a project was approved, our usual landscape spending could not stop, as no residents could be forced to wait 3-5 years for their phase of the project if they have existing issues.

President Shields stated that the community must work within its budget, especially after the large recovery expense of hurricane Irma. Realistically, any large scale plan would require another special assessment to cover the costs.

Director Ardito explained that the community was originally planted by WCI to sell homes, with no long-term planning. Many residents purchased here specifically because of the landscaping, but reserves were not put in place for replacements. All of the

local and master boards do their best to keep fees within a certain range, which keeps our property values high. If quarterly fees get too high, property values will drop.

Director Soucek noted that even with the expertise of Leo Jr, there are many variables that come into play with plantings, such as sun, water, soil quality, and even the roots of other plants in the bed. Bimini gets totally different sun on each side of the road, so a master plan would be different for each location of the buildings.

Barbados President David Tenny asked that four areas in his neighborhood be addressed. 1) the root beds below the trees along TCD. 2) remove all ferns along roadway and between buildings. 3) stumps left in ground after palm trees were removed over the years. 4) the area between the pool and mailboxes- add path or benches to enhance area, not just an empty field filled with weeds. Also replace plantings in small bed in front of mailboxes.

Director DeSiato noted that David Tenny's concerns are addressed in the spring walkthrough.

**Adjournment:** The meeting was adjourned at 2:48pm.

Respectfully Submitted,

David Blouir, LCAM  
Property Manager

### **REPORT FROM INTERESTED RESIDENTS' WALK-THROUGH**

Following questions raised at the Landscape Committee Meeting and conversations with Board Members, it was suggested that interested residents of Tarpon Cove conduct a walk-through of the community with the goal of formulating suggestions/recommendations to be explored at a town meeting.

A group of residents from various TC communities completed a walk through on Monday, March 5 and are offering the following recommendations for discussion/consideration at the Town Hall meeting:

1. A three year plan be developed by the Landscape Committee with input from community members and landscape professionals
2. Funds available for landscape should be distributed based on the three year plan, with the areas suggested below given priority :
  - Tarpon Cove Drive as the gateway to the community, from the entry gate to the Carrick Bend Circle turn, should be given priority with the goal of uniformity of appearance – removing ferns, planting ground cover (for example as in front of unit 780.)
  - Most islands, particularly ones which denote community names, should be carefully reviewed and enhanced
  - Tarpon Cove Drive which borders the Martinique section, particularly needs additional plantings along the outer edge to reduce the noise, visibility, and potential access from Route 41
  - Several residents commented on the need for more colorful plantings which would thrive in selected areas around the community
  - A few mentioned hiring a Landscaping Professional to do a walk-through and make suggestions or partnering with the Botanical Gardens Master Gardeners to tap into their expertise

• Lake plantings