

Tarpon Cove Community Association

Board of Directors Meeting

Monday, June 11th, 2018

Tarpon cove Community Center

Naples, FL 34110

Directors Present: Perry DeSiato, John Ardito, Mike Shields and Rick Forrester.

Also present, Emma Dávila-Mondragón with American Property Management Services and several home owners.

1. **Call to Order**...the meeting was called to order at 2 p.m.
2. **Proof of Posting Notice and Quorum**.... It was confirmed that proper notice was given, in accordance with FL Statutes and quorum was met.
3. **Approval of Agenda**... Approved.
4. **President's Remarks**.... Mr. DeSiato provided information and updates on Hurricane Irma, change of property management firm, separate accounting company, paving roads around the community, the landscaping progress after the storm and the new planting in common areas of the community. He also provided a detailed explanation on the benefits of having a separate accounting firm and provided a re-cap of events during the transition, from May through June 1st, when the new management company officially took over.
5. **Treasurer's Report**... Mr. Shields reported that all accounts are satisfactory through May 31st, 2018. Although still in accounting transition the overview was positive. Report unanimously approved.
6. **Committee Reports**.... a) **Landscape**.... Mr. DeSiato reported on irrigation, water system and landscape. Current planting project is going really well as Julio (Owner of Leo Jr.) is personally supervising. b) **Work Order**... Mr. Ardito informed about the new protocol to be followed in order to schedule maintenance, repairs etc. This new procedure consists of submitting the request to the property manager or directly on the website, once the request is approved by the sub-association Board of Directors, the request will be passed on to Mr. Ardito and he'll put it in the schedule for Andrea to complete. Several discussions regarding this topic, the Board of directors answered accordingly. It was also clarified that any unit owner can contact Andrea directly for non-association's related requests.
7. **Vote for fencing of sections of Tarpon Cove Drive boarder**... After several discussions and exchange of opinions, a motion was made to approve the fencing project, it was properly seconded and carried unanimously.
8. **New Business.. a) Obtain TCCA Credit Card**.... A motion was made to approve issuance of credit cards for TCCA. Two cards with a maximum of \$1500 that could be spent in any given month. The first card would be for Emma with a \$500 cap per month. The other card for John Ardito with a cap of \$1,000 per month. The motion was seconded by Mr. Shields and carried unanimously.

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9. **Park Bench on Carrick Bend Circle...** After several discussions, it was agreed that a lot of factors need to be considered, before putting together a proposed project. The Board will resend information open for suggestions to find the best option for the common well of the community.
10. **Upgrades to Community Center – Sound System, Sound Proofing, Refrigerator...** Mr. DeSiato provided detailed explanation on proposed upgrades through the community, including the non-accepted Pickle Ball project. He expressed his appreciation to the satisfactory response to the survey and encouraged the residents to participate and get involved in the community center proposed upgrades like the addition of Sound System, Sound Proofing, Refrigerator.
11. **New Telephone Entry Box and Gate Arm...** Mr. DeSiato provided detailed description of the New Entry Box system. Several discussions on the Barcode stickers. Mr. Shields made a motion to approve installation of new Entry Box, the motion was seconded by Mr. Ardito and carried on unanimously.
12. **Discuss request – 2nd hot tub, fountain at Cayman lake...** President and Board members agreed any of these projects require a significant number of things to consider upon suggestions.
13. **Resident Comment Period...** Mr. DeSiato brought to the resident's attention important things to consider, regarding security and accessibility, with the upcoming supermarket in the closest shopping center. He informed residents that the Board has talked to the commissioner to suggest getting a sidewalk to connect TCCA with the shopping center. His remarks were appreciated and further discussion was suggested.
14. **Adjournment...** With no further Association business to be conducted, a motion was made to adjourn the meeting. It was properly seconded and carried unopposed. The meeting adjourned at 3:02 p.m.

Minutes prepared on behalf of the Association Secretary,
Emma Dávila-Mondragón, Community Association Manager