

# MINUTES

## Tarpon Cove Community Association MEMBERS ANNUAL MEETING 2020

**Monday, March 16, 2020**

**9:00 a.m.**

**Tarpon Cove Community Center Naples, FL 34110**

PRESENT: Perry DeSiato - President  
Mike Shields – Vice President  
Don Binder – Treasurer  
Elaine Soucek - Secretary  
Rick Forrester - Director

Also Present: Emma Dávila-Mondragón – American Property Mgmt. Services

**1. Call to Order**

The meeting was called to order at 9:00 am

**2. Establish a Quorum**

Quorum was established.

**3. Proof of Notice of Meeting**

Proof of notice was confirmed according to FL statutes and association's documents.

**4. Reading or waiver of Reading of Last Annual Meeting Minutes**

The reading of the past annual meeting minutes was waived. The Minutes were approved.

**5. Treasurer's Report:** Mr. Binder provided a detailed report that according to the projected budget, overall is satisfactory.

**6. New Business – Roll Over of Excess Funds...**

**a) Roll Over of Excess Funds...** It was unanimously approved by all members present in person and by proxy to rollover excess association funds to the next year's budget (if any).

- b) **Wave the requirement to have an independent CPA Financial Review of the December 31, 2020 Financial Statement...** It was approved by the majority of members present in person and by proxy to wave the requirement.
- c) **Move funds from the Storm Drain Reserve to the Paving Reserve account...** It was unanimously approved by all members present in person and by proxy to move funds from the storm Reserve account to the Paving Reserve account.

## **7. Announcement of 2019 Board of Directors**

Perry DeSiato  
Mike Shields  
Don Binder  
Elaine Soucek  
Rick Forrester

## **8. President's Report:** President DeSiato reported on the following:

- Very busy year of major construction items. The biggest was all 55 condo buildings had their roofs replaced with minimal problems. Over 70% of the villas at Cayman have had their roofs repaired or are in the process.
- Two of the associations, Bimini and Barbados at Tarpon Cove had their buildings painted. Martinique and Barbados at Carrick Bend have their painting plans in the works.
- Master Association Documents have been brought up to 2020 standards. Mr. Forrester provided detailed information of the process and successful results.
- Front gates were replaced with a new design gate and color. In addition, front lighting was enhanced as well as the security cameras.
- Over 80 streets lights throughout our community had the heads replaced with LED fixtures which gave more light and will reduce our electric bill by 20%.
- The association purchased 15 new small tables, 6 umbrellas and re-strapped 9 chairs for the pools.
- Negotiations with the county to get a grant to install a sidewalk between us and the shopping center. A special thank you was given to Bimini board member Jim Frillici for his assistance in this matter.
- Mr. Shields provided detailed information on the renewal process of the master contract with Comcast and the Tarpon Cove website. He encouraged the members to keep their contact information updated specially their email for paperless communications.

Mr. DeSiato also informed the members on the upcoming projects for the community:

- In June all streets and parking lots in the community will be repaired, re-sealed and freshly painted
- It is planned to extend the existing parking lot at the Bimini pool
- Since all of the recycling cans were replaced and a central recycling station was created, the bear problem has basically disappeared.
- Improper use the recycling.
- Planning to enclose these bins for a cleaner and pleasing look. A concrete pad will be poured and white gates will be installed.
- Bear problem is under control.

9. **Resident Comment Period.** Only a couple of questions were asked and they were answered accordingly. A couple of complains regarding Leo Jr.'s follow up on landscaping requests.

**10. Adjournment**

With no other business to conduct the meeting was adjourned at 9:42 a.m.

Respectfully submitted,  
Emma Dávila-Mondragón

## **ORGANIZATIONAL MEETING**

The meeting was called to order at 10:12 am. A motion was made by Mr. Perry DeSiato to keep all officer's positions to remain the same: Perry DeSiato as President, Mike Shields as Vice President, and Elaine Soucek as Secretary, Rick Forrester as Director and Don Binder as Treasurer. The motion was properly seconded and carried on unanimously. Meeting adjourned at 10:15 am.