

## TERRAPIN WOOD POA MEETING MINUTES 09 April 2022:

Nick Maduro called the meeting to order, 2:10PM at North Fort Myers Public Library. Nineteen (19) property owners were present.

- Biggest need is for the POA is to elect a full board of directors.
  - This will facilitate the decision making process and allow the organization to constructively move forward.
  - A ballot containing the names of interested volunteers for the board will be mailed (USPS) to all property owners. A proxy will be included with the ballot. A general membership meeting will be set up one month following the mailing of the ballots. A meeting agenda will be included with the ballots.
- Requests for changes to POA Covenants must be vetted by the Board of Directors before being sent to members for a vote. Additions or deletions to the By-Laws or Covenants require a 75 % super majority vote of all property owners to become effective and must be filed with Lee County.
- In response to the two citations:
  - Nick walked the preserve with Lee County Code enforcement to better understand what exotic vegetation needs removed. This will be a labor intensive project as power equipment cannot be used and a special certification or license is required of the contractor. Nick has not been able to find anyone qualified to do the work.
  - Surface water management system must be improved by reconfiguring the ditches and swales to their original design. Code enforcement will be checking on the fence perimeters to ensure they do not interfere with drainage or encroach on the preserve.
- The POA must maintain the sewer system throughout the subdivision. FGUA, a state agency, is responsible for the pump station (Blake Pledger cul-de-sac) and piping to the next lift station (Coon Road). FGUA will not take over ownership of our entire sewage system. The individual property owner is responsible for the sewer line from the house out to the sewer easement, as measured ten feet from the front lot line.
  - Terry McGlothlen would like to discuss reimbursement of his plumbing costs to run a new line from his house out to the easement. Contractor built house with the wrong diameter pipe?
- Gerry Karpf delivered Treasurer's Report
  - Funds are held at Regions Bank.
  - Back-up for the Treasurer is needed. Currently have only a single signor on the checking account, which is risky. Gerry Karpf requested Michael Lanham to be his assistant until new elections can be held.
  - There is a need to increase annual dues; currently working in a deficit situation; reserves will be significantly reduced by required maintenance to surface water drainage system and tortoise preserve.
- Memory Sticks were provided with Terrapin Wood by-laws and covenants
- Some POA members complained about not receiving email correspondence. Meeting Sign-In Sheet included a request for updated email addresses.
  - It is important that POA Members keep their email address updated. Email is the easiest and least expensive way to communicate POA information!