

Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: November 7, 2022, 6:00PM

Location: 17600 East Street, North Fort Myers (Titan Electrical Services)

Attending:

<input checked="" type="checkbox"/> Nick Maduro	<input checked="" type="checkbox"/> Trinity Scott
<input checked="" type="checkbox"/> Michael Lanham	<input checked="" type="checkbox"/> Jim Schewe
<input checked="" type="checkbox"/> Todd Fetzner	

- Agenda
 - VIO2022-00072 Exotics
 - Status of ETE (Earth Tech Environmental) work effort on exotics cleanup within the preserve
 - As of Monday, 11/07/2022 ETE has about a half of day left to complete the exotics cleanup.
 - Hurricane storm damage – preserve cleanup
 - ETE's proposal
 - Board reviewed proposal and agreed to ETE's storm cleanup proposal requesting that work does not exceed \$15,000. Additionally, the board will request if ETE can completed the preserve storm damage cleanup for \$12,500.
 - American Stump and Tree Svc. (Brett Woodard) proposal \$15,000 – Nick
 - Proposal was reviewed, limited work to only the large tree in the south preserve area along Stevenson Road.
 - Superior Grading & Septic Services, LLC \$10,000 – Trinity
 - Proposal was reviewed, limited work to only the large tree in the south preserve area along Stevenson Road.
 - The board – Michael and Jim will file a storm damage claim with FEMA.
 - VIO2022-00361 Storm Water Management
 - Status with SFWMD
 - Gary Koltz with SFWMD requested a plan of action before October 24, 2022
 - No action has been taken to date.
 - Trinity to generate a letter to the district and the county outlining our plan of action and enter into a Code Enforcement Agreement.
 - Johnson Engineering proposal
 - October 31, 2022, PSA proposal was approved by the board with the following steps of execution under scope of services:
 - Tasks to be completed this year through 1.1

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- Task 2 as needed (approved 11/9/2022)
- Remaining tasks 2023
- Nick to sign and return PSA
- Harris – Jorgensen, out of consideration?
 - Yes
- Budget Development – 2023 POA Fees
 - 2023 budget will be developed and presented to the community on December 10, 2022, at 1PM. A meeting room is being requested at the North Fort Myers Library. Communication to the community needs to be out prior to November 26, 2022. The budget presentation will include:
 - 2023 assessment based on:
 - Annual maintenance of preserve
 - VIO2022-00361 Storm Water Management
 - Engineering
 - Construction
 - Attorney fees for Covenants, By-Laws, Articles of Incorporation, etc.
 - Operating expenses
 - 2024 projected assessment
 - Replacement of POA bulletin board (?)
 - No, board will work to have a web site developed for posting – Jim to take the lead on this.
 - Meeting notices
 - Meeting minutes and board meeting minutes
 - Covenants, By-Laws, Articles of Incorporation, etc.