

## TERRAPIN WOOD POA Budget Meeting Minutes

Date: Saturday, December 10, 2022  
Time: 10AM  
Location: In the cul-de-sac of Tortoise Run Court  
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   | <input checked="" type="checkbox"/> Community Members (see sign in sheet) |

Meeting came to order under direction of Trinity Scott where the following was provided to the community:

- Posting board at the end of Blake Pledger Court was destroyed by the hurricane and consideration is being given to the development of a web site for POA information and communications.
- After the hurricane Nick and Trinity reached out to fgua to address the lift station issue of no power to prevent sewage backup into the homes. Andrew Metrione was recognized for providing a generator to run the lift station. Todd provided electrical skills to tie the generator into the lift station.
- An overview was provided on the violations and status.
  - Tortoise preserve has been cleared of exotics
  - Tortoise preserve has been partially cleared of hurricane damage
    - Focus was on water structure area in southern preserve area and swales below Terrapin Court.
  - Storm water management
    - Johnson Engineering has been contracted to manage the project.
      - Develop bid package.
      - Target to complete prior to rainy season.
      - Interface with county and SFWMD.
- Board has gone through the covenants and by-laws, but the violations have taken precedence over going to the attorney for rewrite.
- Budget
  - \$175 no longer supports the needs of the community and we have been operating with a negative relying on the reserves.
  - 2023 assessment will be \$2,650 per lot.
  - We are working to normalize the annual assessment for 2024 and estimating \$750 per lot.
  - Board is working to file for storm damage cleanup through FEMA and additionally permanent repairs to the water structure in the southern preserve area.
- POA Annual Meeting
  - Saturday, January 21, 2023
  - In the cul-de-sac of Tortoise Run Court
  - 10AM
  - Nominations for open board positions must be submitted by Saturday, January 10, 2023.

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- Please send board member nominations to [terrapinwoodpoa@gmail.com](mailto:terrapinwoodpoa@gmail.com) before by 10 January 2023
  - If you are nominating someone, be sure to make sure they are willing to serve.
  - There are 2 Board positions open.
- Community members are receiving notices that there are changes in flood insurance requirements since Hurricane Ian. It was emphasized that getting an elevation certificate may be helpful in determining rates.

### Questions / Discussion

- Payment plan for annual assessments
  - February, April, and June
  - Treasurer, Michael stated that this would be manageable.
- What if we do not pay
  - By-laws allow the POA to put a lien on the property. (Bylaws – section 8.1)
  - Annabell Potter voiced that no one should pay the assessment and that the lien is minimal and would be taken care of when the property sells.
- A concern was expressed regarding sprinkler heads when the swales are being worked on.
- Question from the community on why the previous board didn't act and who is responsible.
- Ashley asked numerous questions regarding the exotic cleanup including that the community needs to see the invoices and be involved with the bidding process.
  - The community was told that these items are discussed and decided on at the board meetings and that these meetings are open to the community. Board meetings are typically the 2<sup>nd</sup> Monday of the month and details are posted on the board in the cul-de-sac of Blake Pledger Court.
  - Provide the counties list of the exotics to the members.
- There needs to be a qualified person to walk with the contracted company to verify that the work is completed.

Meeting adjourned around 11AM