

Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: January 9, 2023, 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	
Clifford Wood - Resident	

- Agenda
 - Annual Meeting January 21, 2023, at 10:00AM Tortoise Run Court
 - Nominations
 - Received 2 nomination
 - Todd Fetzner
 - Jim Schewe
 - Quorum requirements – 30% or 16.2
 - Quorum requirements can be met by proxy or members being present.
 - Budget – 2023 POA Fees
 - Mailing of assessment, annual meeting notice, Board of Directors ballot / proxy form, and budget will occur Tuesday or Wednesday, January 10th or 11th.
 - Payment schedule
 - End of month February, April, and June will be acceptable and managed by the Treasurer.
 - Attorney questions
 - Non-payers?
 - If there are numerous non-payers and we get fined because of not being able to do the projects – can those that have paid be exempt from the fines?
 - Michael will generate a list of questions and reach out to Attorney Richard D. DeBoest II, ESQ. Attorney DeBoest II is most familiar with the establishment of Terrapin Wood and its provisions.
 - VIO2022-00072 Exotics
 - Quarterly maintenance
 - Request for pricing
 - Request for Proposal has been generated with details of required maintenance.
 - Vendor list
 - Paula Quezada – Lee County Environmental Code Enforcement Specialist provided the most recent list of Contractors.
 - RFP will be distributed this week, January 10th – 13th.

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- Hurricane storm damage – preserve cleanup
 - FEMA
 - A profile has been established in the Grant Portal
 - Our ability to submit a Request for Public Assistance (RPA) was denied because the cut-off date had passed.
 - A request was submitted to Florida Division of Emergency Management for information on submitting a late RPA.
 - VIO2022-00361 Storm Water Management
 - Johnson Engineering
 - Brent Burford has received the violation letters, the extension letters from Lee County and SFWMD, and the TWS survey map.
 - Brent was on site prior to the holidays did his initial inspection. He has noted that the preserve has many ruts from exotic clean-up and hurricane clean-up.
 - Brent asked if the County has signed off on the exotic clean-up.
 - As built survey to work from – TWS.pdf
 - Nick to provide Brent with survey and county maps
 - Jim to send Nick Brents email address
 - Brent O. Burford bob@johnsoneng.com
 - Clarity is needed on maintenance to the swales along Stevenson Road. Lee County should be maintaining, Board's opinion. Sue Drotleff (239-533-0157) is the supervisor and needs to be contacted.
 - Board meeting schedule for the 1st half of 2023
 - Board meeting schedule going forward – meetings will be the **1st Monday** of the month and be held at Titan Electrical Services. Start time will be 6:00PM.
- Discussion
 - Clifford Wood – resident attended the meeting.
 - Had questions on 2023 budget and asked for clarification.
 - Wanted to know the impact of the swale maintenance to his property. The as built map was reviewed.
 - Going forward all contracted work for the POA will require a retainage of 10%.
 - Board is interested in getting an “elevation certificate” for their property as it relates to flood insurance.