

# TERRAPIN WOOD POA Annual Meeting Minutes

Date: Saturday, January 21, 2023  
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 was called to order at 10:12AM
  - With members attending and proxy ballots received a quorum of 17+ members was obtained.
- The reading of the June 4, 2022, annual meeting minutes and the December 10, 2022, budget meeting minutes was disposed of by motion of the attendees and seconded by the attendees.
- Officer Reports:
  - Secretary
    - RFP (request for proposal) was developed and sent out to 13 local environmental contractors for quarterly maintenance to the preserve.
      - Response requested by Friday, February 3, 2023.
      - To date there have been 6 contractors to walk through the preserve.
      - To date there we have received 2 bids for quarterly maintenance.
    - Lee County Environmental Code Enforcement Specialist re-inspected the preserve and has identified areas that of concern and need to be added. We have a code enforcement agreement in place and have until April 5, 2023, to work these concerns.
    - Johnson Engineering is working the water drainage issues and is in preliminary investigation.
  - Treasurer

## **Beginning Balances as of 01.01.2023**

DDA	\$ 10,499.20
Money Market	\$ 11,131.89
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	\$ 21,631.09

<b><u>Deposits</u></b>	\$ 1,325.00
	\$ 14,133.33
	\$ 7,950.00
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	\$ 45,039.42

<b><u>Expenses</u></b>	
LCEC	\$ (70.06)
USPS Stamps	\$ (60.00)
Print & Shred	\$ (51.56)
Web Site Dev	\$ (96.00)
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**Cash on hand** \$ 44,761.80

## TERRAPIN WOOD POA Annual Meeting Minutes

- Vice President
    - None
  - President
    - None
- Nomination and election of board members
  - 2 board positions are available.
  - Nominations for board members
    - Trinity Scott nominated Todd Fetzner and Jim Schewe, both agreed to serve on the board.
  - Todd Fetzner and Jim Schewe were elected to serve on the board.
  - Board of Directors remains as is.
- Unfinished business
  - None
- New business
  - None
- Discussion / Questions
  - Board of Directors acknowledged Andrew Metrione for use of his generator to operate the sewage lift pump following hurricane Ian.
  - With geographical changes in Flood Zone designation where or how can a resident get a elevation certificate?
    - Check with Lee County Permit Department or visit leegov.com and search for “find my elevation”.
    - Surveyor, charge for service estimated at \$200+.
  - Question on where we are in the process of working with FEMA.
    - We have no progress with FEMA and have been referred to Florida Division of Emergency Management (FDOEM).
    - We have submitted online inquiries to FDOEM, no response.
    - Called in to a general number for public assistance, was referred to a specialist and currently pending a callback.
    - General assessment (opinion) – property owners associations do not qualify.
- Meeting adjourned at 10:26AM.