

# Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: March 6, 2023, 6:00PM

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

Attending:

<input checked="" type="checkbox"/> Trinity Scott	<input checked="" type="checkbox"/> Todd Fetzner
<input checked="" type="checkbox"/> Michael Lanham	<input checked="" type="checkbox"/> Jim Schewe
<input checked="" type="checkbox"/> Nick Maduro	Mary Wood
Tony Rutherford	Eva Knight
Cliff Wood	

- Agenda
  - VIO2022-00072 Exotics
    - Earth Tech Environmental
      - Finished the removal of brush piles that were left in the preserve during the initial exotic removal. Debris was picked up and removed from the subdivision.
    - Review of bids received.

Contractor	Preserve Walk Thru	Bid Received	Initial	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023 Annual
The Caretaker	1/23/2023	2/1/2023	0.00	3,600.00	3,600.00	3,600.00	3,600.00	14,400.00
Earth Balance	01/18/2023, 9AM							0.00
Earth Tech Envieonmental, LLC	11/28/2022	12/2/2022	0.00	8,600.00	8,600.00	5,900.00	5,900.00	29,000.00
Ecosystem Technologies, Inc	1/31/2023	2/10/2023	0.00	9,000.00	4,650.00	4,650.00	3,150.00	21,450.00
Forestry Resources Ecological								0.00
Sandhill	12/27/2022, PM	1/13/2023	11,500.00	3,130.00	3,130.00	3,130.00	3,130.00	12,520.00
Walker Exotic Tree Eradication and Mitigation								0.00
Woods & Wetlands, Inc								0.00
Environmental Restoration Consultants								0.00
Aquagenix	01/24/2023, 10AM	2/3/2023	0.00	2,908.98	2,908.98	2,908.98	2,908.98	11,635.92
Mettauer Environmental Inc	01/12/2023, AM							0.00
Collier Environmental Services								0.00
Central Florida Native Plants	01/13/2023, PM	1/28/2023	0.00	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00

- All bids received noted that debris would not be removed from the preserve. Exotics would be treated – spray in place, cut and left to decompose onsite.
- February 23, 2023, received an email from Sandhill stating that they would only be considered for the initial clean up (this was completed early November).
- It should be noted that all contractors are on a list provided by Lee County.
- It was motioned that Central Florida Native Plants be hired to perform the preserve maintenance, the motion was seconded, and the board unanimously voted in favor of this motion.
  - A meeting has been set for Friday, March 10, 2023, with Central Florida Native Plants, Tony Rutherford, and available board members to set expectations and accountability.

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- Hurricane storm damage – preserve clean-up.
  - FEMA / Florida Division of Emergency Management
    - There has been no response from either of these entities following emails and phone calls.
    - Trinity to reach out to a contact that has experience with these entities.
- Signage
  - Todd to talk to his resource to get a quote for replacement signs and new signs for the preserve to meet the requirements set by South Florida Water Management District.
- Encroachment
  - The board will be reaching out to residents that have debris and other items that appear to be extending into the preserve. The County noted several areas of concern during the January 6 walk through. These items will need to be removed prior to April 5, 2023.
- Choose a contractor / sign bid.
  - Addressed above.
- VIO2022-00361 Storm Water Management
  - Johnson Engineering
    - Perimeter swales need to be included in the scope of work.
    - Received a draft letter from Johnson Engineering with defined timelines of the project, this letter is intended to go to the County to extend the Code Enforcement Agreement to coincide with South Florida Water Management District completion date of December 31, 2023.
    - Board needs to approve draft letter or provide feedback to Johnson Engineering.
- Treasurers report
  - Financial information.
    - Annual assessment collection is at 49.8%
      - Paid in full – 22 properties.
      - Partial pays – 15 properties.
      - Paid zero – 17 properties.
    - Billing 2 will be mailed on or about March 15, 2023.
      - Billing 2 will include \$25 Late Charge for those who have paid zero.
    - We currently have a balance of \$93k, and all expenses are paid.
    - SunBiz Florida Department of State - annual records have been updated.
- Attorney questions
  - Michael will provide a list of questions and discussion point with the board to review prior to contacting the attorney.

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- Discussion
  - Maintenance of Stevenson Road swale
    - Nick will contact the county for a written statement on who is responsible. At present it is assumed that the county is responsible.
  - Encroachment of the preserve – survey
    - Harris – Jorgensen was contacted by Jim to provide a quote for staking out “TRACT A”, the entire preserve area.
      - The initial quote is for 8 days of work at \$1,200 per day.
        - Stakes at all corners and all property lines.
      - A second request for only staking the inner and outer corners of the preserve was asked for.
        - Quote is for 4 days of work at \$1,200 per day.
    - Board noted that the survey should be included in the swale project and will look to Johnson Engineering to address that in their bid package.
  - Community preserve clean up.
    - It was suggested that we hold a weekend preserve clean up asking residents to volunteer to work in the preserve to remove debris. The following was identified on a recent walk through:
      - 6751 Tortoise Run Ct. – trees down
      - 6720 Terrapin Ct. – pine debris possible storm damage
      - 6701 Terrapin Ct. – brush
      - 6701 – 6711 Terrapin Ct. – brush
      - 6710 Blake Pledger – brush
      - 6700 Blake Pledger – brush on fence line
      - 6711 Blake Pledger – storm damage
      - 6701 Blake Pledger – junk, radiators, lawn mower engine
      - 6731 Blake Pledger – telephone drop cable
      - 6741 Blake Pledger – pine debris
      - 6710 Matt Pledger - telephone drop cable from box to 6731 Blake Pledger
      - 6701 Matt Pledger – brush, junk, pavers
      - 6700 Eagle Tree – storm damage, brush
      - 6701 Eagle Tree – storm damage
      - 6711 Eagle Tree – junk, tire, block, etc.
      - 6721 Eagle Tree – storm damage
      - 6731 Eagle Tree – storm damage
      - 6741 Eagle Tree – storm damage
    - Left open for discussion.
- Meeting adjourned at 7:30 PM.