

*** NOTICE ***

Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: August 7, 2023, 7:00PM

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

Attending:

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

- Agenda
 - VIO2022-00361 Storm Water Management
 - Review T & M Mining proposal (receive requested details on Friday, August 4).
 - Phases and cost per phase.
 - Have a serious discussion on financing the pending storm water project.
 - We are not going to be able to hit the residence with another \$3k assessment for 2024 to do the balance of the project or each additional phase.
 - Should be able to consider B2B loans to spread the current dollar need out over time.
 - There is nothing in our legal documents restricting the board from establishing a loan on behalf of the POA.
 - This is also valid under Florida Statute, Chapter 720.
 - POA Financial Status
 - All assessments were due at the end of July, where are we?
 - The number of paid lots.
 - The number of partial paid lots, total outstanding.
 - The number of unpaid lots, total outstanding.
 - Current financial status.
 - Action taken on delinquent property owners.
 - Reserve account, how much should be available for the POA?
 - Establish a minimum threshold.
 - Attorney discussion regarding collections and liens. (Can the board proceed without the appropriate committees?) Status?
 - Development of an SOP in support of the covenants, by-laws, etc.
 - Discussion and approval to move ahead with property liens for delinquent assessments. Attorney Kristie Mace handles collections.

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- A certificate of recording needs to be prepared for the By-Laws, Protective Covenants, and the Articles of Incorporation. These gov documents are filed and stamped in Tallahassee but not in Lee County.
 - Notice of Recording document was signed by the president and secretary and delivered to the attorney on July 28, 2023.
- Hurricane damage cleanup, what needs to be done to get the preserve to pass the county's requirements.
 - Downed trees and debris cleanup, do we get bids and from whom?
 - 2nd quarter preserve maintenance bill is being held by treasurer until the preserve is fully treated. The contractor has been notified of our intent and has not replied. Are we okay with this?