

*** NOTICE ***

Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: September 5, 2023, 6:00PM

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
 - Communication with T & M Mining for updated contract.
 - Waiting for the formal response from T & M Mining, received an email response on Friday, August 25 stating that they are reviewing the contract, the time frames, and the phase approach.
 - Status of discussions with banks for funding loan.
 - Status of community communication / letter.
 - The board needs to generate a letter to Lee County and SFWMD to extend our violation due date. With our contractor, T & M Mining, we should be able to show progress on this violation starting work following the rainy season.
- POA Financial Status
 - The number of paid lots.
 - The number of partial paid lots, total outstanding, and status.
 - The number of unpaid lots, total outstanding, and status.
 - Current financial status.
 - Development of an SOP in support of the covenants, by-laws, etc.
 - By-Laws, page 50 (combined documents), paragraph 6.5 Assessments; Installments.
 - Paid on the first day of each year on January 1.
- Treasury backup.
 - Board members capable of signing checks and managing accounts?
 - Access to POA financial information.
- By-Laws, Protective Covenants, and the Articles of Incorporation have been filed under one document with the county, sent to the board on August 21.
 - Approval to update web site with single document format.
 - Create an index for reference to publish with the single document.

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- Preserve status and/or issues.
 - Large pine tree dead in south preserve area, potentially a hazard to lot 54.
 - Results of the 2nd quarter treatment appears to be positive with a large amount of dead or dying foliage.
 - Establish dates in October or early November for preserve cleanup prior to county reinspection.