

Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: November 6, 2023, 6:00PM

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

Attending:

<input checked="" type="checkbox"/> Trinity Scott	Clifford Wood
<input checked="" type="checkbox"/> Todd Fetzner	Frank Meneses
<input checked="" type="checkbox"/> Nick Maduro	Grace Costa-Meneses
<input type="checkbox"/> Michael Lanham	Tony Rutherford
<input checked="" type="checkbox"/> Jim Schewe	

- Meeting called to order at 5:55PM.
- Agenda
 - VIO2022-00361 Storm Water Management
 - Status of loan application with Truist.
 - Trinity received an update from the bank and our approval should come through tomorrow, Tuesday, November 7th.
 - Estimated start date of phase 1.
 - Communications to impacted community members.
 - Request for details and information to communicate to the community was asked for from Johnson Engineering on Friday, November 3rd, waiting for response.
 - Utilities are being marked, that started today, November 6th.
 - Russ Berner Construction was onsite Monday, November 6th to assess the project.
 - Survey work will need to be completed for work to begin.
 - Review Amended Code Enforcement Agreement dated October 27, 2023. Take appropriate action.
 - The board acted and approved the Amended Code Enforcement Agreement. This agreement allows for the extension of the agreement for the phased approach in rectifying the storm water violation.
 - Phase 1 completed by January 24, 2024.
 - Phase 2 completed by December 8, 2024.
 - Phase 3 to be determined.
 - POA Financial Status
 - Current financial status.
 - 2023 assessments – 1 lot is delinquent and has been given to the attorney for collections.
 - 2023 expenditures remaining.
 - Johnson Engineering – partial.
 - Waiting on estimated charges for professional services.
 - Russ Berner Construction – stormwater management project Phase 1.
 - Contract for phase 1 is for \$100,000. Will pay prior to yearend.

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- Review non-payment SOP in support of the covenants, by-laws, etc.
 - Draft will be sent out to the board members to review and comment on.
 - The item will be placed on next month's meeting agenda.
- Review account balances, discuss transferring funds from money market account to general checking.
 - The board authorized acting treasurer to transfer funds as needed to maintain checking account.
- 2024 Budget
 - Pending – loan approval will change / impact the budget for 2024.
 - Review proposed budget based on stormwater management project phase 2. Pending loan approval.
 - Establish budget meeting date and time.
 - The previous budget meeting was December 10, 2022.
 - The current budget meeting is scheduled for December 2, 2023. Details will be provided to the community in a short newsletter and detailed communications.
 - Communication with the community
 - Based on pending loan approval and budget approval communications will go out to the community, email and postal on November 15, 2023.
- VIO02022-00072 Exotic Plant Material - Status
 - Review results from November 2, 2023, county walkthrough.
 - Waiting review report.
- 2024 Annual community meeting.
 - When and where.
 - The previous annual meeting was January 21, 2023.
 - The current annual meeting is scheduled for January 20, 2024.
 - There are 3 board positions up for election. Please consider getting involved and submit your nominations no later than December 27, 2023.
 - Trinity Scott - up for re-election.
 - Nick Maduro – up for re-election.
 - Open, Michael Lanham – retiring.
 - Timing to get notifications / requests for board members.
 - Board member nominations need to be submitted no later than December 27, 2023.
 - Nominations can be emailed to terrapinwoodpoa@gmail.com
 - Proxy ballot and election information.

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- Annual meeting information and proxy documents to be mailed out by January 4, 2024.
- Meeting adjourned at 6:50PM.