

# Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: November 13, 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 type="checkbox"/> Michael Lanham	
<input checked="" type="checkbox"/> Jim Schewe	
<input checked="" type="checkbox"/> Nick Maduro	

- Meeting called to order at 6:00PM.
- Agenda
  - VIO2022-00361 Storm Water Management
    - Review Truist loan details for storm water project.
      - Loan has been approved at the following terms:
        - Loan amount: \$145,000
        - Term: 3 months of interest-only payments followed by 56 months of principal and interest payments. The total term is 60 months.
        - Interest rate: 7.98% fixed.
    - Approve loan for the storm water project.
      - Board approved to move ahead with the loan, giving the president and secretary authority to sign for the loan on behalf of the POA.
      - The board approved to move forward with the total storm water project. The board approved to have the president to sign the full project contract at the originally proposed cost.
    - The board approved the Lee County Code Enforcement Agreement and provided approval for the president to sign the agreement.
      - The agreement allows Terrapin Wood POA to address the storm water violation in a phased approach with phase 1 being completed by January 24, 2024.
        - This is being done as a backup in case of issues with the total project not moving forward.
  - 2024 Budget
    - Review proposed budget based on stormwater management project loan.
      - The proposed budget was reviewed and will be provided to the community with the budget meeting notice.
    - Approve 2024 Budget.
      - The board approved the budget 2024 - \$81,000 or \$1,500 per lot.
  - Discussion
    - Storm water project information to be included in the November community update, Trinity to take the lead on developing the communication.

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- Jim communicated that Johnson Engineering has been contacted and given the go ahead to get the storm water project contract updated to the complete project. Specific directions were given to have the contract come in at the original quoted price.
  - Jim will reach out to Lee County Code Enforcement and get clarity on the findings communicated today.
- Meeting adjourned at 6:35PM.