

# Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: December 4, 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"/> Jim Schewe	
<input checked="" type="checkbox"/> Nick Maduro	
<input type="checkbox"/>	

- The meeting was called to order at 6:00PM
- Agenda
  - VIO2022-00361 Storm Water Management
    - Review Truist loan details for storm water project.
      - Reach out to association services with questions.
    - Change Order 01.
      - Will follow up with Johnson Engineering for status.
    - Discuss any concerns.
      - Maintaining the sides of the primary swales and catch basin, have discussion with Johnson Engineering.
  - POA Financial Status
    - Current financial status.
    - 2023 expenditures remaining.
      - Johnson Engineering – partial.
      - Russ Berner Construction – stormwater management project Phase 1.
    - Review non-payment SOP in support of the covenants, by-laws, etc.
      - Process approved by board and will be incorporated into the annual assessment process.
    - 2024 assessment billing, timing, etc.
      - Split payments were approved,
      - Due dates – January 31, February 29, March 31, assessment is totally due March 31.
      - Assessment bills will be mailed to the community on December 15<sup>th</sup>.
    - Checks for Truist account
      - Truist – 100 checks for \$73.00.
      - Deluxe – 80 checks for \$34.40, 150 deposit tickets for \$30.00.
      - Costco – 200 checks for \$17.93, includes deposit tickets (Harland Clarks).
  - Board approved getting checks through Costco.

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- VIO02022-00072 Exotic Plant Material - Status
  - Review and approve Lee County extension.
    - The board approved the extension. We have until January 24 to be in compliance with Lee County Code Enforcement.
  - Review clean-up proposal from Central Florida Native Plants.
    - The proposal was reviewed and approved. Central Florida Native Plants maintains the preserve for exotics and is very familiar with what is out in the preserve.
- 2024 Annual community meeting.
  - Saturday, January 20, 2024, in the cul-de-sac of Tortoise Run Court at 10:00AM.
  - Nominations for board members should be submitted by December 15, 2023, to allow time for the generation of the ballot and proxy documents.
  - Meeting notice and proxy documents will be mailed to the community by January 5<sup>th</sup>.
- Discussion
  - The treasurer expressed concern over yearend cash on hand, treasurer is meeting with our accountant for a discussion on and how this will impact the POA's 2023 taxes and consider options for pending near term major expenditures.
- Meeting adjourned at 6:30PM.