

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 15th.
 - 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 5th.
- 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.