

# Terrapin Wood Property Owners Association – Board of Directors Meeting

Date: January 8, 2024, 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"/>	

- Meeting called to order at 6:23PM.
- Agenda
  - VIO02022-00361 – Stormwater management project.
    - Authorize the Chair to sign a revised stormwater agreement as we need to notify the County of our progress and they will issue a new agreement.
      - The board authorized the Chair to revise the stormwater agreement with Lee County. The current agreement is till January 24, 2024, for phase 1 of the project.
    - Resume construction
      - Jim to contacted Russ Berner Construction
      - Construction will resume construction on Monday, January 15, 2024. This will depend on the weather.
    - Paying the balance – triggering the loan prior to March 20, 2024
      - The board will continue the discussion on timing for the loan with Truist to pay the balance of the stormwater project. This will include when to present invoices and proposals to the bank and for how much.
    - Issues from residents?
      - Several concerns were raised regarding irrigation pipes and sod type.
        - In a follow-up discussion with Russ Berner Construction the following is what they are doing:
          - Irrigation pipes are stubbed up and capped home side of the easement area.
          - Bahia sod is being placed in the common areas of the swales.
          - Floratam is being placed in front/roadside swales.
  - Discussion on Covenants and By-Laws
    - Working documents from fall of 2022.
      - The board will review the marked-up documents prior to the February board meeting. If the modifications are approved by the board, the documents will be submitted to the attorney to be brought to the current standards.
      - Modifications will be split into 2 groups, one group to bring the documents up to date and a second group to include resident requested changes.
    - Next steps.

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- Jim and Trinity to exchange marked-up documents, comparison of documents, and combined documentations to board members for review.
  - VIO02022-00072 – Exotic plant material
    - Passing the county's final extension, due January 24, 2024.
      - Trinity will reach out to Lee County Code Enforcement communicating that work in the preserve has been completed.
    - CFNP clean-up bill and comments.
      - \$8,450 was paid for the clean-up of horticulture debris and trash that has been dumped in the preserve area.
      - CFNP will be onsite prior to mid-month January to provide the 4<sup>th</sup> quarter treatment for exotics.
  - Annual meeting, January 20, 2024
    - Meeting requirements for a quorum.
      - A quorum at member's meeting shall be attained by the presence; either in person or by proxy, of persons entitled to cast at least thirty percent (30%) of the votes of the entire membership. A quorum is 17 (16.2) lots represented. (By-Laws – section 3.4)
    - The board will reach out to the community to either attend the annual meeting or submit their proxy ballot prior to the meeting.
  - Financial review
    - 2023 snapshot
      - Expenses versus budget - reviewed, summary will be generated and posted to the website.
    - 2024 budget review and loan impact.
    - Transfer accounts to Truist
      - Once all outstanding checks have cleared Regions accounts will be closed and funds moved to Truist.
      - 2024 assessments will be deposited into Truist.
    - 2025 assessment – knowing that 30% of income is a tax liability.
      - Reviewed assumptions and ideas, future considerations.
  - Discussion
    - The board will conduct a review of the development for parked trailers. Letters of violations will be issued.
- Meeting adjourned at 7:22PM.