



TERRAVERDE NEWS

MARCH 2018



LADIES' CLUB

The Ladies' Club Style Show and Luncheon was held featuring clothing from Anthony's. It was a big success.

The \$1137 profit was donated to Interfaith Charities.

Joan Kimberly gave the Ladies' Scramble report. 22 fun prizes were given out and \$132.00 was donated to the Guadalupe Social Services.

The terms of secretary and treasurer expire at the end of this season. Mary Davis volunteered to be treasurer for the next 2 years and Lee Ann Kemp volunteered to fill the secretary spot.

MEN'S CLUB

The Men's Club ended the season with a busy schedule including a Kayak Outing out of Port Sanibel Marina, a Red Sox vs. Twins Spring Training Game at Century Link Park. We had a Member-Guest Luncheon and Golf Outing at Myerlee Country Club. The final event of the season was our annual 16th Annual Charity Waffle Breakfast benefiting the Disabled American Veterans. A bench will be added to the golf course in honor of Don Donahue.

Thanks to everyone who volunteered this year, contributed to the DAV and also to the Old Newsboys of Flint in honor of Bard McClanahan and to those who participated in this season's events.

JOE INTORCIA'S REPORT

*There are still some delays with the permit to rebuild the tennis court fence which Tropical Fence and myself are working on.

*We are still in line for replacing 5 of the awnings, no time date given.

*In April the common areas of shrubs will be started and the damaged ones will be replaced.

*Trees are being marked for removal of the dead ones.

*The Club and Golf are doing well. Income for

the snack bar and golf for February was \$35,568.69 as registered in credit and cash income.

\$8,778.59 -snack bar ,

\$7,112.45-Golf,

\$19,677.69 Cash snack bar and Golf.

*Board continues to work on transition for turnover and documents.

Board will meet every month for the rest of this year.

HAPPY ST. PATRICK'S DAY ON SATURDAY.

MASTER BOARD MEETING

Operating account: \$ 79,573.76

Club House Account: \$ 85,535.07

Reserve Account: \$295,492.963

(some funds were used for the down payment for insurance repairs on the tennis court and awnings.)

Joe is working with Tropical Fence Company to correct the problem with the permit for the tennis court fence so they can move forward.

The TerraVerde Masters Tournament was held with 90 people, more than in the past years. Income for the clubhouse was \$1,650.30. A great success.

Vince Barnes presented turnover options to be reviewed and discussed later. This can be altered or added to as it is a work in progress.

Board Members will be giving reports at the Annual Meeting regarding turnover. Our accountant will also be there.

Vince will meet with Doug Spires regarding some areas of the Financial reports which could be better clarified for the benefit of turnover and understanding of money allocations.

DICK GAROFANO'S REPORT

Dick has over 100 reservations for the St.

Patrick's Party and 145 for the Pig Roast. There are several golf functions coming up as season ends. Sal asked if the clubhouse could be rented. Dick said only by Terraverde residents. Cost used to be \$250 and you do the decorations and clean up. It has not been rented for a while so he is not sure of the current rental fee.

At the last meeting, complaints were made about outsiders at functions and residents couldn't get in. Trying to change that didn't work and only involves very few and that few are allowed to belong to the Men's Club.

Ernie Engle asked how many can be accommodated at the Pig Roast. Dick said the max is 169 using both inside and outside.

STEERING MEETING

Sal DiGrandi expressed concern that no one has come up with a proposed bid for Terraverde's undeveloped property to be presented to Rey Mayor. This would give us an idea of what the financial responsibility would be for each unit if we decided to go forward and if it would be economically feasible for owners. Tom Tindall added that there is no room to expand the clubhouse so added residents would present a big problem.

Walt Kolakowski has organized a clean up debris day to help with left over litter from the hurricane.

OPEN FORUM

Charlotte Budrick questioned the digging on Island Park Road. Kurt Hollasch said it was part of the plan to alleviate flooding with deeper ditches that flow to the south. Culverts will be cleaned out by a different crew.

MASTER ANNUAL MEETING

Joe reported on continuing hurricane repairs and insurance coverage. New plants will be added to the drain wall at #2 and extended from the rope fence to building #27 along the lake front. They are also cleaning and rearranging the maintenance building and boat parking.

January and February showed \$80,099.69

coming through the clubhouse for golf and the snack bar which is better than last year. Joe applauded the clubhouse crew for an excellent job this year.

Chris Hughes and Joe are working together to concentrate more on improvement of common areas. Some were put on hold due to the hurricane.

Accountant, Doug Roedding, reported that no issues were brought by the audit company for the 2016 audit. Audits are being done yearly going forward at a cost of \$7,000 each. Doug noted that for the first time since he has been our accountant we have had a \$1,000 day of golf and three of those so far this year.

Joe and Gale Mapes worked on pump house special details for repair which were required by the insurance company in order to get full coverage less deductible.

Vince Barnes reported on the extra hurricane and flooding work required and the progress made in the last three to four months.

Fran Meyers spoke briefly on the neighborhood idea as a concept for turnover and each neighborhood would elect their own board member as a representative during the turnover. Seven different groups would be formed; 1 2 3 4 and 5 6 7 8 etc. Those elected would serve 2 year terms.

Walt Kolakowski reported on turnover progress. The goal is to turnover by the next annual meeting barring delays. One ongoing negotiation regards the vacant land and not allowing investment rental units to build there and having that in our documents. We want people to buy and own their unit. The developer is willing to sell the lots and hold the paper for 1 to 5 years. 75% of owners need to agree on the amount and determined assessment.

Joe added that they are adding new lights at the front entrance to make entryway more visible. Cameras are being installed in the boat area to monitor comings and goings.