



TERRAVERDE NEWS

JANUARY 2018



LADIES' CLUB

Three new members joined our Ladies' Club: Dana Walker, Kathy DeMers and Jeanette Douglas.

The December Christmas Party was a success and will be held next year at The Lighthouse also.

In January we will have a Wine Tasting Dinner. The committee is also auctioning off a wine basket. Anyone can purchase a \$2.00 ticket and they do not have to be present at the wine dinner to win. The Ladies' Luncheon was held at The Olive Garden on 41.

In March, there will be a Fashion Show Luncheon featuring clothing from Anthony's.

The ladies donated \$250.00 to Guadaelupe Social Services in December.

MEN'S CLUB

Officers for the coming year include Bob Blasius; President, and John Budrick; Treasurer. Our first of two Charity Waffle Breakfasts was held on January 14th with \$200 donated to Disabled American Veterans. Other upcoming activities for this season include; Charity events, March 8th Annual Golf Outing and Lunch. Golf will be at Myerlee and lunch at Terraverde. There is a baseball outing on February 27th with the Red Sox vs. the Twins. There will be another kayak outing as well as golf lessons at Alico. The second waffle breakfast will be on March 18th. Members are meeting for breakfasts at Haney's on Fridays.

All owners, renters, and friends are more than welcome. Thanks to everyone who made 2017 great year and thanks in advance for your support in 2018! Please check the Men's Club Bulletin Board for more information or call Bob Blasius at 317 345 1131.

DICK GAROFANO'S REPORT

The Clubhouse and snack bar are doing well in most areas. The participation in parties is not doing so well. The New Years Eve had to be changed due to non-participation. We had just the dinner and it went over well. Next year we are going to have just the dinner and no dance and entertainment. We would save \$1,200 on cost of the DJ.

No Super Bowl Party. There are multiple garage and condo parties that will be going on. We can't compete with free.

We have the wine dinner in January and the Valentine's Party in February.

March is going to be really busy for us:

St. Patrick's Day – Corn beef and cabbage.

Hawaiian Party with Roasted Pig. This was really big last year.

Fashion Show Luncheon.

Masters golf tournament drawing a really large crowd.

Golf memberships and leagues are off due to people getting older or passing on. We are hoping that younger people will start signing up and playing more.

So far, our Scrambles have been doing real well. Also the lunches that follow are doing well.

JOE INTORCIA'S REPORT

Special appreciation after hurricane Irma. The following people were on the scene as soon as Island Park Road was accessible in a limited way:

Dick Garofano and Helen Spry along with Pat and Denny Ferguson, Pat and Ken Holland, Brenda Cole and Patrick Carey went into action to get the Clubhouse in order and a total clean-up of all cooler refrigeration. Denny and Ken worked on the pool and spa that was covered with all kinds of debris. After that was completed, I was able to locate the proper chemicals to keep the water viable without pumps running. The quick action by everyone had the pool in proper balance to open as soon as electricity was activated.

Chris Hughes brought his crew along with another crew that became available to start repair and recondition the golf course along with the horticulture debris that had closed part of the roads into Terraverde. The roads back by the berm were impassable. There has been \$25,000 in tree damage so far but this is not a complete cost. There are still some trees and stumps that have to be removed

and are on a "to do" list.

Gale Mapes has taken all pictures of specific damage that we felt necessary for the adjuster and that the insurance company would need. This was very important in evaluating what was related to our insurance coverage.

In a recent conversation with the insurance adjuster, the Master will receive the first check of \$48,229.16. There are still some open items that will be re-addressed and clarified after payment.

Terraverde is on a 6 week schedule to start the tennis court fence. That schedule started the week of Jan. 9th. The tennis court repair cost will be \$16,000 +.

Terraverde has given the order this week to replace five of seven awnings. Insurance didn't accept this damage. No time frame yet as to when this will be done.

All of the lake fountains were damaged either by underground electric or underwater damaged pipe lines. This is still on-going.

The order to D & G was given to repair the pot holes on the Villa roads. More work may need to be done later.

Chris and crew will be working from time to time to clean up the berm until complete.

Our irrigation took a big hit and we are constantly checking and repairing lines.

Please do not give Chris and the crew any orders or problems that any of you might have or find. Direct those situations in writing to the Master Office so that an orderly process is followed.

A crew has been here by the County to evaluate the canal needs.

The new documents have tentatively been approved by both the Developer and Terraverde Attorneys. They are now in the hands of the Board and those involved in the review. This process is still going to move at a slow pace to make sure all elements of concern are satisfied.

BOARD MEETING HIGHLIGHTS

FINANCIALS as of January 9, 2018:

*Operating Account: \$18,262.41

*Club Account: \$41,585.55

*Reserves: \$302,218.85

All bills are current and repairs are done and paid for except for the Clubhouse awning and the tennis court. Details of all storm related damage have been mailed to FCCI. Joe will have further discussions with the insurance company and hopes to get the full cost of the tennis court repairs.

Vince Barnes and some other owners removed three trees that fell causing canal obstructions.

There are ongoing problems with the County regarding 3 dumpsters which do have the 10 foot openings, not the required 12 foot. Their associations have been notified and corrections must be made by February 1st or fines will be assessed at \$250 per day.

Gale Mapes has been taking care of the many different projects here because he has excellent knowledge of our systems and we have the added advantage of being able to call on him at all times.

DOCUMENTS: At the Board Meeting there was a lengthy discussion about the new Master Documents. All Board members were given a copy of the most recent documents received from the attorneys. Joe is aware that there are some residents that are concerned about when the documents will be completed. The Board has been working on them for some time now and they need to be carefully reviewed and any changes the Board may suggest have to be added before a final decision is made to finalize them.

DEVELOPER'S LAND: Future of this land must be resolved before turnover takes place. Joe is researching the issue.

Vince Barnes has suggested that a new Board be in place at the time of turnover. Joe suggests that a member of each association be on the new board. However, to make the transition go smoothly, he recommends that the current board be maintained for six months to one year with that new board. Important decisions have yet to be made before turnover.