



# TERRAVERDE NEWS

MARCH 2019



## **ANNUAL MEETING APRIL 9, 2019 AT THE CLUBHOUSE AT 6:30 PM**

### **LADIES' CLUB**

The Ladies' Club had many fundraising activities this year. In December, we had a festive Christmas Party at the Lighthouse. In January, we had our annual Wine Tasting Dinner. A Rock n' Roll dance was held in February. In March we had a fun-filled Wine and Paint afternoon.

We also had two scrambles, one in January and the other in March. March also saw a Yard Sale with remaining items donated to Goodwill.

At the April meeting we will decide on the charity or charities to which our donations will be given..

### **MEN'S CLUB**

The Men's Club is wrapping up another busy schedule for the 2019 season. Activities included a Night Snapper Fishing Expedition, a Kayak Outing on Estero River, a Red Sox vs Twins Spring Training Game, Fourth Friday Breakfasts at Haney's, and a recent Golf Outing at Cross Creek. Our final activity of the year will be March 24<sup>th</sup> when we will have our 17<sup>th</sup> Annual Spring Waffle Breakfast from 8-11 AM in the Clubhouse. Proceeds will benefit the Disabled American Veterans. Everyone is welcome!

Thanks to everyone who volunteered, participated, or attended the Men's Club events this season.

### **DICK GAROFANO'S REPORT**

This has been a great year for the Clubhouse and golf starting with New Year's Eve, the Wine Dinner, the Valentine Dance, and the 50's & 60's dance. We have been using our own D.J., Helen Spry for all dances. We had a great Master's Golf Tournament and 2 Ladies' Tournaments started by Joan Kimberly. Ray Gee and his crew ran a great

Master's Tournament. Bob Anderson handled the Ryder Cup this year and the Americans won. Canadians and Americans had a great time playing together. Good job Bob.

Terraverde Men's Golf League had a good year. They are having their banquet at the clubhouse on March 20<sup>th</sup>. Prime rib is being served. Mike Harris and Jim Fox did a great job.,

We had a St. Patrick's Day Dinner with 90 people. The Pig Roast is next Saturday with 160 people. The final big dinner will be Easter Sunday on April 21<sup>st</sup>. We will continue our Wednesday dinners through May.

Our regular Terraverde Golf Scrambles, run by Eileen Thompson, are a little off this year. We've pretty well filled up but not until the last day.

It has been 20 years at TVCC this year and a lot has changed over the years and a lot has changed this year for the good. I want to thank Gale Mapes for all he has done for the Clubhouse since he has taken over. We have two new ice machines, one by the pool and one in the club. The old one was taken to Golf Maintenance for the golf course. There is a new canopy out on the patio with new safe and matching chairs. There is more, but I don't have the space to list it all.

Thank you to all the volunteers who ran all of the different functions this year and thank you to a great crew who works at Terraverde, especially Helen and Cindy who make my job much easier.

### **CURRENT MASTER ASSOCIATION BOARD MEMBERS:**

MARLENE GREGORY, Vice President, Secretary, Treasurer

REY MAYOR, President

GALE MAPES, Director of Operations

JOHN MUNGO, Director

DENNIS FERGUSON, Director



**MESSAGE TO ALL MEMBERS FROM GALE**  
"I would like to thank all of the members, and the fantastic volunteers for their positive responses to all of the changes that have been made during a difficult transition period. We hope we can continue to grow and improve Terraverde Country Club."

## **GALE MAPES' REPORT**

### **DEDICATION BRICKS:**

We need to replace 32 trees that had to be removed, with trees native to Florida only. 9 x 12 bricks, at grade so as not to interfere with the ground, may be donated by owners in memory of someone and placed by a tree at the discretion of the association. The price of each paver is \$100.

### **DUMPSTERS:**

Gale Mapes has a map outlining where the dumpsters are located and is waiting for information on which buildings share which dumpsters. Two dumpsters are on the common element and this must be resolved. Gale spoke to legal counsel and if Rey will give written approval we will recommend they lease the space for \$1.00/per year. This will take the total responsibility off the Master Office.

### **SPECIAL PARKING PERMITS:**

Zero tolerance for illegal parking has been approved. Permits will be issued by the Master Office during regular business hours and only at the request of unit owners. There will be a letter sent to all Association presidents and management companies making them aware of this and that vehicles will be towed if they don't comply. **Permits will hang in the vehicle with information indicating Name, Location, and Length of Time the vehicle will be parked. This will be effective as of May 1<sup>st</sup>.** Illegal parking includes vehicles with signage, campers, boats etc. as per our docs.

### **PAVING:**

Paving of the parking lots is set tentatively for June, doing one Association at a time. Gale stated that Terraverde Circle is still a County Road. All the parking lots will be sealcoated and broken

bumpers will be replaced. Speed bumps will also be updated.

### **Please note:**

**ASPHALT WORK: IF ANY MEMBER LEAVES THEIR VEHICLE HERE WHEN THEY RETURN NORTH—PLEASE MAKE ARRANGEMENTS WITH SOMEONE TO MOVE THE VEHICLE WHEN NECESSARY. IF NOT, NO WORK WILL BE DONE IN THAT ASSOCIATION PARKING AREA.**

We resurface, repair and sealcoat every 4 years, so that area will not be revisited for another 4 years.

### **GENERATOR:**

Gale spoke about plans in the works for a new generator at the Clubhouse.

### **ACOUSTICS:**

Gale Mapes and Pat Ferguson met with a representative from an acoustic company regarding acoustic improvement in the clubhouse and are waiting for a response. He suggested that they visit the new Forest Clubhouse for ideas and apply those to Terraverde.

### **ROOF REPAIR:**

Gale had a roofer look at the Clubhouse roof and stated that it would cost \$30,000 to replace it with a 50 year shingle, not including any underlayment that might be needed. There are 3 leaks that Gale is aware of; one in the bar area, one in the ladies' room and one in the prep area. Guttering needs to be replaced also and was not installed properly in the first place.

### **BIDS ON THE ROOF REPAIR:**

Gale spoke to representatives from Insurance Office of America and found there was no claim submitted for this. One roofer noted that the leaks and most of the condition of the roof was caused by the high winds from Irma. IOA also suggested that the damage may have been caused by Hurricane Irma. Gale called the contractors and there is a charge of \$200 for a professional roofer to review the damage and write an appraisal of



what actually caused the problem. IOA could then open a claim. There are funds of \$17,000 in the Reserve for this but the roof will cost more than that. The IOA representative feels certain the Underwriter would go along considering particular circumstances.

#### **BOARD MEMBER STATUTE / TURNOVER:**

Statute 720.30(2) indicates that having met the requirements, Terraverde owners could elect one member to the Board. However, as Terraverde Country Club Master Association pre-dates the creation of that act, it later provides that "this section does not apply to associations in existence on the effective date of this act" which was 1995 and we were established in 1985.

Gale shared the following, "With regard to your inquiries regarding turnover, please be advised that Terraverde Country Club Development, Inc. "Developer", does not plan to effectuate turnover of control of the Master Association at this time. Additionally, at this time the Developer is not considering amending the governing documents. Until such time, the Developer by and through its appointees, will continue to comply with its obligations under the Master Association's governing documents and will further continue to work with the members of the community to resolve any reasonable concerns." Signed by Rey Mayor, President and Developer.

Gale explained that Rey's permit to build had expired. Apparently you get a permit 5 years in a row. His attorney applied for an administrative order to update the permit. The County then said the land was never staked and surveyed. Rey applied for a new order to build and that triggered the County to require a survey.

#### **YEARLY AUDIT:**

An annual audit was approved 2 years ago. The last audit was perfect at \$8,000. There is an audit in place for 2018. Gale feels that every three years would be more appropriate since the audit cost is \$8,000 and comes from the operating budget. Gale said turnover will take place at some point and then an audit would be necessary before turnover could take place.

#### **TITLE ISSUES:**

There are still some title issues in question at Terraverde. Gale is waiting to hear from Rey to confirm this. Rey is willing to pay for a title company to go downtown and check every single plot in Terraverde and get the records corrected which has to be done before turnover.

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### **WALKERS**

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**Please be considerate of drivers on the roadways. Walk to the side of the road and keep pets to the side also.**

**Thank you.**

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### **LEASH LAW**

**A reminder that all pets when outside your unit MUST be leashed, and you are required to pick up and dispose of animal waste.**



**IT'S THE LAW!  
Pets may not be walked on  
the Golf Course!**