



TERRAVERDE NEWS

APRIL 2019



SALARY CLARIFICATION LETTER FROM GALE MAPES

The statute clearly states that the following records are not accessible to members:

Florida Statue 720.303(5) Subparagraph 3:

Personnel records of association or management company employees, including, but not limited to, disciplinary, payroll, health, and insurance records. For purposes of this subparagraph, the term "personnel records" does not include written employment agreements with an association or management company employee or budgetary or financial records that indicate the compensation paid to an association or management company employee.

LETTER FROM DICK GAROFANO



TO ALL MEMBERS:

When I was asked to speak at the Annual Meeting my mind went blank and I did not get to say the things I wanted to say.

I wanted to thank Helen Spry for all that she does for me and the members.

She and all her volunteers make great parties happen from New Years to the Pig Roast and Easter.

I may do the cooking but she does all the rest, from favors to Birthday cakes. She

has a great heart and a young heart and keeps me going and I thank her for that.

Thank you Helen Spry, your staff and your volunteers.

Dick

ANNUAL MEETING



The Terraverde Country Club Annual Meeting was held on Tuesday, April 9, 2019.

After the Pledge, a moment of silence was held to honor Joe Intorcia's memory.

Doug Roedding, Accountant from Spires & Associates, confirmed that we had a quorum for the 2019 meeting. There were 139 present or by proxy. There was no adjustment to the 2017 audit. The 2018 audit is set to begin at the end of April 2019. Based on 2018, according to the budget, the Golf and Clubhouse are being used and enjoyed by the members. This is great for the Association and members. Director of Operations, Gale Mapes is doing a great job of getting things done using reserves and association money. There were no questions for Doug from the floor.

Director of Operations Report:

Gale apologized for changing the Annual meeting from the end of March to April. Marlene Gregory had requested that he give a State of the Union address at the meeting.

As you probably have noted lots of changes have been made: Clean-up at the Marina, changed

area, new keys for the boat area. New keys are available at the Master Office.

Gale Mapes took over the Master Office responsibilities, without pay, out of respect for Joe for 4 months prior to Joe's death. The Board voted to keep Gale on as the Director of Operations starting a new era. Gale said the Golf Course crew and Dick have really picked up the pace. Gale then asked Dick Garofano, Manager of the Clubhouse, to say a few words. Dick noted that the back area has been cleaned up making it easier to work, and new ice machines for the clubhouse and pool have been installed. A better working environment was created. It's been a great year and hoped it will continue.

GALE MENTIONED UPCOMING PLANS:



Parking: The Board approved zero tolerance on illegal parking in Terraverde. Effective 5/1/19 no commercial vehicles with lettering/signs will be allowed. Owners can come to the Master office to request a special exemption parking permit that displays inside the vehicle and we will designate where they can park for that period of time only. We are not taking the privilege away from you as owners who have people come to visit. The permit displays name, date issued, and where the vehicle can be parked for a limited time.



Trees: Since Hurricane Irma, 32 trees have been removed and need to be replaced. "Plant a Tree" program has been set up. An engraved stone can be purchased and placed at the base of a tree to honor a loved one. This will also help with the cost of the

trees. Some of the trees will be flowering giving the golf course some color.

Asphalt work: In late May or early June depending on weather, asphalt area work will begin. Gale reported that Terraverde is in total violation of the ADA law and to comply 1 handicap spot out of 25 parking spaces is required. Reserves in the amount of \$140,000 for paving has been totally funded in the budget. The new buildings want their speed bumps back. It takes 75% approval within their Associations. **Owners not at Terraverde during the paving must have someone from their Association move their vehicle.** If vehicles are not removed, that area will not be done as Terraverde cannot take the responsibility. A notice will be sent to all Management companies to advise the Associations that this must be taken care of.

Acoustics: Gale Mapes, Patricia Ferguson and Board Member Dennis Ferguson visited The Forest to see the acoustics they installed in their clubhouse. The ceiling had acoustical colored fabric, and the floors had new sound absorbing vinyl that looked like tile or hardwood flooring. Acoustical paint 1/4" thick is being considered in our plans. This information was well received by the members present. The interior of the Clubhouse will be done this summer.

Gale's Wish List: Gale would like to install a whole house generator that would be 230 amps of power and would operate everything in the Clubhouse except the pool and spa.

Gale reported that the pool area had to be shut down twice as the deck is collapsing and this is a safety issue. In 2010 the pool was re-built. In March alone \$15,000 was spent to make two repairs as the heat pump went down and the spa went down. Gale does not want to get caught off-guard again and will work with Doug Roedding from Spires and Associates to set up a contingency plan for the future.

Vince Barnes made a short presentation:

Change does happen whether we plan on it or not. He has no hard feelings about being removed from the Board. He is keeping an open mind and will continue to be involved to do what is best for Terraverde. Work that has already started on turnover will continue as turnover will happen at some point and we should be prepared with goals in mind, plans in place and only do what we can afford to do. He still wants to be part of the process and solution.



OPEN FORUM

Melida Polanco was concerned about handicap parking at building 17240 Terraverde Circle and will there be a ramp? Board member John Mungo explained that there was no easy way to do that and some buildings are exempt. That is a building management issue.

Rick Ruff questioned possible increase in monthly fees. Doug Roedding could not say for sure if one is being considered.

Bruce Jacobs asked about the \$172,000 in budget for Terraverde staff salary and what each person's salary is at this time. John Mungo said the Board votes on salary amount for each employee. Gale added that there will be no discussion on personnel issues with members. The policy on this is highly restricted and protected by law.

David Smith asked about plans for guest parking for the Villas. John replied that as soon as the mound is removed a second phase for parking will expand the parking area. The Calusas are growing well and will improve the privacy issue.

Sue Magee worked for the Department of Corrections and employee salaries were made known to taxpayers. John stated that the question was already answered.

Cheryl Kelly said that 6 units in the four story building do not have garages and asked

about addition of handicapped parking. John noted that these buildings may get grandfathered in. Most associations have parking areas.

Joan Kimberly worked on Rules & Regulations for Terraverde as part of a transition team. She would like to continue with this so new renters can receive a copy when they register at the Master Office. Lots of questions come up regarding the pet policy. Gale stated that he is not personally aware of what the docs say for each association. The rules are probably pretty standard for dogs not to be larger than 20 pounds. Real Estate and Management companies need to do a better job at vetting renters.

OWNERS WITH RENTERS:

Gale added that owners need to have their renters register at the Master Office. He noted that since 1982 we had a bed tax of 6% and the County determines what needs to be paid every month.

LADIES' CLUB

The Ladies ended the season by electing two new officers; Joan Kimberly, president and Jeanette Douglas, vice president.

Activities held during the year have allowed the ladies to donate \$1200 to Interfaith Charities for the summer children's program.



SUN SCREEN SPRAY: It has been asked that people applying sun screen spray from an aerosol can, please apply it in a location where it is not sprayed on others. Coppertone Sport is extremely dangerous to those with allergies.