



# Terraverde News

NOVEMBER 2015



## HAVE YOU READ THESE NEW RULES?

### GENERAL RULES

KEY FOB MUST BE USED TO ENTER AND EXIT POOL AREA.  
 MAXIMUM GUEST PER UNIT: 4  
 MAXIMUM BATHING LOAD: 67  
 POOL IS OPEN DAWN TO DUSK  
 NO LIFEGUARD ON DUTY SWIM AT YOUR OWN RISK.  
 PLEASE SHOWER BEFORE ENTERING POOL AND SPA.

### FACILITY

FOOD AND DRINK MUST BE PURCHASED AT THE SNACK BAR  
 GLASS CONTAINERS ARE NOT ALLOWED  
 NO FOOD OR DRINK ALLOWED WITHIN 3 FEET OF POOL AND/OR SPA  
 ALL BAGS SUBJECT TO INSPECTION  
 SMOKING IS PERMITTED IN DESIGNATED AREA ONLY.

### ATTIRE

NO STREET CLOTHES ALLOWED IN POOL  
 PROPER SWIMSUITS ONLY  
 COVER-UPS (TOWELS NOT ACCEPTABLE) MUST BE WORN IN CLUBHOUSE AT ALL TIMES.  
 INFANTS/CHILDREN WHO ARE NOT TOILET TRAINED, MUST WEAR A SWIM DIAPER.

### BEHAVIOR

NO ABUSIVE OR PROFANE LANGUAGE PERMITTED.  
 NO RUNNING, BOISTEROUS, ROUGH PLAY, PUSHING OR DUNKING  
 NO DIVING OR JUMPING INTO POOL

### EQUIPMENT/TOYS

SWIM TOYS, BALLS AND THE LIKE, MAY NOT BE USED IN POOL OR POOL AREA  
 NO FLOTATION DEVICES (EXCLUDING NOODLES) IN POOL  
 HEADPHONES/EARBUDS MUST BE WORN WHEN LISTENING TO MUSIC OR WATCHING ENTERTAINMENT DEVICES  
 NO RESERVING CHAIRS

### AGE RESTRICTIONS

CHILDREN UNDER 16 MUST HAVE ADULT SUPERVISION (18+)  
 CHILDREN UNDER 16 ARE NOT PERMITTED IN THE SPA

### CONTACT INFO

EMERGENC MEDICAL SERVICES TELEPHONE #911  
 EMERGENCY TELEPHONE #911

**VIOLATION OF ANY RULE MAY RESULT IN A 30 DAY SUSPENSION OF YOUR CLUBHOUSE AND POOL PRIVILEGES**

### LADIES' CLUB

Mary Davis, our new president, presided over the first meeting of the new season. Three new members were present; Nancy Goethals, Pat Owen, and Virginia Kennedy.

Dee Davis subbed as secretary since our last secretary had moved from Terraverde. Mary is pleading for a volunteer to replace the secretary for this year. **Please notify her if you are willing to accept that position.**

The Terraverde Christmas Party will be at the Lighthouse Waterfront Restaurant at 5:30. **Tickets are \$5.00. The party is sold out.** Tables will be pre-assigned with no more than 6 or 8 at a table. You are urged to give Dottie or Pat a list of those you want to sit with. Smaller groups of 2, 3, etc. will be mixed with tables not full so that everyone will be able to sit with those they want.

Tentative date for the January Wine Dinner is January 23<sup>rd</sup>. February Party will be a dance with Peppermint Patty. Food will be finger foods.

March has 3 committee members but need more. Please add your name to that committee to help. There will be no activity if no others sign up.

Barb Vandermade said her daughter is willing to teach a yoga class and she asked for hands to show interest. She will check with Dick and Joe to see where and when a class could possibly be held.

Pat Skrobecki polled the group for interest in another paint party.

Lorraine Zook will be updating the directory. Please submit any changes to her.

### STEERING MEETING

**OLD BUSINESS:** Speed Bumps.

Our attorney says that the way our docs are written, causes a conflict. 75% of all owners would have to approve. Debra Badoloti added that speed bumps hinder emergency vehicles. Dick Demski added that speeders don't stop for the speed bumps we have now. The issue is dead for now.

**AGAIN, IT WAS BROUGHT TO THE ATTENTION OF THE GROUP THAT THE ROADS ARE THERE FOR CARS. WALKERS PLEASE WALK CORRECTLY! YOU SHOULD BE WALKING FACING TRAFFIC. AT NIGHT; YOU MUST WEAR LIGHT CLOTHING. SEVERAL NOTED THAT THEY CAME CLOSE TO HITTING A WALKER IN DARK CLOTHING AT NIGHT RECENTLY.**



Building 24 has found a deed problem with part of their property. It seems the deed is missing since the developer went bankrupt.

#### JOE INTORCIA'S REPORT:

The summer was rainy and hot so not everything could get accomplished. 5 tees were rebuilt by in-house workers. Golf course needs were evaluated such as grass type and fertilizer. The crew has been stabilized, and he likes what Therissa has now.

South Fence: A \$7,000 deposit was given and the permit was obtained. However, now we are told that we must be 7 1/2 feet from the property line which would get into power lines and cables. Joe suggested that a line of thick shrubs be used instead. Money saved was used to put in the fountain needed in the lake between holes 2 and 3.

Web Site: Joe is discussing with Don Smith how to make the site more functional. Some have asked to have rentals and condo sales added to the site but Joe says that might involve legal issues.

Master Documents: Joe explained that new docs should be done before Terraverde is turned over to simplify the process. The attorney is working on the updated docs to see what we can and can't do. The initial fee was \$4,000. It will be \$350.00 per hour after that. They will first be presented to the Master Board for perusal. Then a few owners will be added. Finally it will be presented to all owners. These are the MASTER DOCS. Many problems coming to the office are not the Master's responsibility but the responsibility of their own associations. It was suggested that associations might want to update their docs as well.

Black Topping was done this year. The front parking lot needs to be repaved.

It is essential that the golf course and clubhouse do well this year. We have a very tight budget.

New equipment needs to be lease purchased to replace some that are breaking down.

Buildings 28 and 29: One owner is getting on their Board. They are trying to get control of the buildings. More owners are moving into the units because they are not happy with the realtor and management now.

Terraverde has only one pending foreclosure. Most recent buyers are cash buyers.

Clubhouse Sound: Drapes have been added as phase one. It will be a step by step process to get the sound situation under control.

#### DICK GAROFANO'S REPORT:

There will be an increase in golf prices and VIP cards will be for 25 rounds with a price increase. Two new leagues are starting.

Dick has hired a DJ for season. He will play once in December, twice in both January and February.

Dick hopes to have a St. Patrick's Day Party. There will be no Super Bowl Party or pools. Only a few attended for the food last year, staying only for the pools.

Menus are being put on the monthly calendar.

The fence entering the first tee was added because people have been seen going on without checking in at the clubhouse. A camera is also monitoring that entrance.

Smoking at the front and pool entrances is no longer allowed.

There is a designated smoking area with a canopy for shade.

The tennis court cannot be converted to Pickle Ball because our docs list tennis as an amenity.

PAVING AND TREES: Fran Myers noted that there are several patch holes due to water leaks. Several trees have been removed throughout Terraverde.

WEB REPORT: Don Smith noted that we have 360 doors and 350 users, some are couples. From 2011 to present, the most visited sites are photos, golf, amenities and home sales/rentals which we don't submit information to.

#### OPEN FORUM

Lorraine Zook brought up the issue of residents not using the correct dumpsters. It was suggested that each Steering Committee member make each person in their association be made aware of the proper dumpster for their use, not one that seems to be more convenient. This includes renters as many don't realize they have an assigned dumpster.

It was voted to skip the December meeting due to date so close to Christmas.

Tom Tindall closed the meeting with a moment of silence for Carl and Ginny Munnings as they grieve the loss of their second son.



#### Reminder to All Residents

**PLEASE USE YOUR OWN DESIGNATED DUMPSTER**