



# Terraverde News

FEBRUARY 2015



## Monthly Reminder to All

### From "Everything You Need to Know About Terraverde." (2011)

The Terraverde Country Club Master Association, Inc. has nothing to do with how the different condo associations are maintained. They also have separate documents that govern these properties and have property managers to take care of all their problems. So if you have a problem at your unit, you must call your property manager, not the Terraverde Country Club Master Association, Inc. office. The president of your condo unit would be able to tell you that. The Terraverde Country Club Master Association, Inc. is an HOA Association and the condo units are a Condominium Association, two different things.

The Terraverde Master Association, Inc. has their meetings once a month. Notice of these meetings are posted on the Clubhouse bulletin board 48 hours before the meeting with time and place. Members are invited to attend but please remember this is not a Steering Meeting.

We recommend that everyone read the Master Association documents and their own association docs to better understand how things are done at Terraverde. They answer a lot of questions. Don't be confused about the Master Association. There are two Masters – The Terraverde Country Club Master Association, Inc. and the Master Association of your own Condo Association (your Board Officers). I hope this will explain a lot of your questions.

**NOTE TO RENTERS:** The owner you rented from should have provided you with a copy of "Everything You Need to Know About Terraverde." This will help you understand the dos and don'ts here at Terraverde and help you to better enjoy your stay here.

## LADIES' CLUB

Eileen welcomed 3 new members, Ronda Fenwick, Judy Reynolds, and Donna Wild.

Joe Intorcia won the wine basket raffle at the Wine Dinner in January. Due to the success of the raffle, the committee was able to give the Ladies' Club treasury \$94.00. Four \$50 prizes were given out for the Cash Draw. The last winner was a guest of Sid and Christine Russell and he donated his \$50 back to the Ladies' Club to be given to charity. Since he had been in the U.S. military, Christine suggested that the donation be given to Wounded Warriors and all agreed.

Ginny Munnings reported that the Valentine Dance is not a Ladies' Club function and was arranged by herself and Dick Garofano. Tickets were sold for \$5.00 it was sold out immediately.

The February luncheon was held at Rum Runners on February 10<sup>th</sup>. A Paint Party is being held on February 22<sup>nd</sup>. Cost is \$36 and that needed to be paid to Pat Skrobecki by the 15<sup>th</sup>.

A Belk Fashion Show and luncheon will be held on March 10<sup>th</sup>. Tickets are \$15.00 and you can sign up for no more than 4 at a table.

Ladies' are asked to check the Ladies' Bulletin Board regularly for upcoming activities.

New officers were elected for the next 2 years. Mary Davis will be our new president and Sandy Meyer will stay on as vice president which had been a temporary office she accepted to replace Pam Smoot who moved. They will begin serving in November.

We thank Eileen Thompson for serving the last two terms. She has done a fantastic job.

## MEN'S CLUB

Pool playing during the Ladies' Club luncheon was a lot of fun.

Our annual Car Wash was cancelled due to inability to access water.

Pickleball started again on Thursday evenings from 6:30 PM to 8 PM+. We will also be playing on Mondays from 1 PM to 2:30+ PM along with tennis. Lessons and games will be played, equipment is provided. Wear your tennis shoes. Many new players played last week and did great. All Terraverde owners, renters and guests are welcome.

The Men's Luncheon and Golf Outing will be on March 4 at 11:00 AM at the Club House. Please sign up soon. Golf at Bonita Fairways starts at 1 PM. The All of Terraverde Picnic is planned for March 8<sup>th</sup> at Lakes Park from 11 AM to 5 PM at Shelter B2. It is free with Men's Club providing games, shelter and utensils. Bring your own food. Charcoal fire is available. Parking is \$1.00 per hour. Come and make new friends. All are welcome.

Kayaking will be on March 11. Open to all of TCC residents and guests. Check updates and location. Any questions call Bill at 1-262-422-4934. Our Farewell Charity Waffle Breakfast will be Sunday, March 22 from 8:30 to 11:30 AM. Cost is \$5 and includes a freshly cooked waffle, strawberries, whipped cream, sausages and orange juice. A 50/50 draw will be held. The charities will be Wounded Warriors and Salvation Army.

The next Men's Club Meeting will be on Thursday, March 12 at 4 PM.

## STEERING MEETING

Seven associations were not represented at the meeting.

**SPEED BUMPS:** Don Smith passed out a "Proposed Traffic Calming Plan" headed up by Tom Tindall and Bill Haan to deal with the speed bump problem on the northern end of Terraverde. The committee was asked to vote on whether or not to go forward with the proposal. Going forward was approved. Joe noted that there is more involved than just going to the county. Attorneys will probably need to be involved. Debra Badoloti questioned the line in the proposal requiring 75% vote of those buildings. She said all of Terraverde will need to approve it.

**BUDGET FORMAT:** Joe was not happy with what the accountant sent out and sent it back to be improved.

### JOE INTORCIA'S REPORT:

**Villa:** On Monday the Master Board will foreclose on the villa that is such an eyesore. Back fees are owed their association as well as the Master.

**Sauna:** Joe has tried for over a year to get the sauna parts and hasn't been able to get any so new sauna equipment has been ordered. The equipment should arrive in 10 to 12 days.

**Pool Lighting:** The Board is in the process of pricing pool night lighting. This involves dealing with specific codes for public swimming pools, Chapter 64 E-9. Lighting is critical. To use the pool after dusk, lighting has to be as clear as day. Joe brought such a light to the meeting and demonstrated its brightness. You would have to be able to see clear to the bottom of the entire pool. The total cost involved is not in yet. Staff would need to be hired to work the clubhouse during hours when the pool would be open also.

**Document Reviews:** This is still ongoing. Everything has to be submitted to the attorney for legal analysis. The attorney has worked with other associations to update their docs and knows what we need to do. It will be critical to change some things to keep up with current laws.

**Annual Meeting:** The Annual Meeting will be March 26<sup>th</sup> at 6:30 PM in the clubhouse. The law now requires a vote every year on whether or not to have an audit. That vote will be taken at the Annual Meeting. If you cannot be present, it is important for you to submit your proxy.

**Front Entrance:** The front entrance is being redone. A lot of dirt has been removed. It had been tested in the past and tests showed that this needed to be done. Also, the well water being used was not good enough for the type of plants being planted. The improvement needed to be speeded up due to a resident hitting the area and causing damage.

**Clubhouse Sound Problem:** The Master Board is looking into what is available to address the problem. Some considerations are wall inserts as well as curtains to close during functions that could stay open during the other times. Another consideration might be an acoustical ceiling. What is decided upon will depend on what can be afforded at this time. Joe noted that even then we can only expect about 50% improvement at the most because of the clubhouse design.

**Buildings 27, 28, & 29:** This situation is getting better. The Board is working with an owner in Building 27. He is trying to set up a new management system that will have more control. The current one is not doing its job. It is hoped that this will extend then onto Buildings 28 and 29. Some owners are not happy with the situation there and want to sell. One sale is currently pending and there was a prior one also.

### DICK GAROFANO'S REPORT:

Dick is planning a St. Patrick's Day Dinner of Corned Beef and Cabbage or Stew.

He is doing the luncheon for the Ladies' Style Show and the Men's Golf Outing.

The Ryder's Cup is coming up also.

On March 8<sup>th</sup>, we will have the first Annual Terraverde Masters.

**PAVING AND TREES:** Fran Meyers reported that trees are being done 'in house' now by our landscaping crew.

We are currently getting bids for paving to be done next year. Don Smith questioned whether the individual associations are responsible for paving their carports. Joe indicated yes and noted that it can be combined with the Master paving at a great savings to each association.

**Terraverde Website Report:** Don Smith suggested that owners go to the Message Board on the website and click into the subject "Speed Bumps". You can add your comments on the issue there.

### NEW BUSINESS:

"Meet the Candidates Night" was held last week and prospective candidates for the two open seats on the Master Association Board spoke and answered questions as to their qualifications. Thank you to those who were willing to put forth their names to work on the Master Board.

Voting was held at the Steering Meeting. Each association present was given two votes. It was noted that seven associations did not send a representative to vote. Fran Meyers and Cliff Wright were re-elected to the Master Board.

### OPEN FORUM:

A Steering Committee member brought up the major problem of a resident's large dog that has bitten three people. Joe said he has talked to the owner. Elinor Mitchell says she has sent him a letter since the owner is in her building. One owner commented that he saw the same dog lunge at one of our mowers. The dog continues to be a problem. It was suggested that those attacked start filing law suits against the dog's owner.

Al Day noted a large dog has been coming in off of the street with its large sized owner who carries a scooper. Then the owner tosses the droppings in the area across from his building. Joe noted that our maintenance gal has been stopping people who don't clean up after their dogs and making them go back and pick it up.

**All food and drinks at the pool MUST be purchased at the clubhouse. Loss of keyfob could result.**