



Terraverde News

JANUARY 2016



Rules and Regulations for Pool Area & Fitness

Room

All guests must register at the Master Office to be able to use these areas, including guests for the day. **Only over-night guests are allowed to use the pool in season.**

No food or drink is allowed in Club House or pool unless bought at the Club House, water included: No alcoholic beverages unless bought at the Club House. No coolers are allowed. There is no saving chairs. No glass containers are permitted in the pool area. When leaving the pool area take all possessions with you, even if you are going for lunch and coming back.

Umbrellas: If you put one up, put it down when you leave.

All rules must be followed. **If rules are not followed, loss of key fob will be a minimum of 2 weeks. You will not be allowed to enter on another's key fob.** All areas of pool and fitness room are monitored by security cameras 24/7.

There is no lifeguard on duty so swimming is at your own risk. Parents must be responsible for their children. No diving, running or horseplay is permitted. No air mattresses or ball playing are allowed in the pool. If these happen you will be asked to leave the pool area.

No children under the age of 16 are ever allowed in the spa. Spa temperature is not to exceed 104 degrees. No more than 15 minutes are to be spent in the spa at one time. Bathing suits are the only attire allowed in the pool. No wet bathing suits or bare feet will be allowed in the Club House.

DANGER, DANGER, DANGER

Unlike public roads, our roads in Terraverde are used by both vehicles and pedestrians. Speed limits and stop signs are posted to prevent a tragedy that is just waiting to happen. Cars exiting buildings with garages cannot see the roadway due to the structure of their buildings. Speeders make this situation very dangerous. **Walkers should be walking facing oncoming traffic so they can see the cars coming.** Also, walkers at night can't be seen if they are wearing dark clothing. **Please wear light, bright clothing and possibly carry a flashlight.** There are very few lights on our roads.

Let's all work together to make Terraverde a safe place.

LADIES' CLUB

At the December meeting, the ladies voted to send \$100.00 to the Harry Chapin Food Bank.

Our new president, Mary Davis, opened the season with no secretary since Luanne Bartels moved. At the January meeting, Barbara Hollasch accepted the position and will complete this term and serve the next term. Election for a treasurer for next year is also needed and Fran Thomas volunteered for that position. Therefore no election is needed.

The December committee reported that the Terraverde Christmas Party went well, so they have booked the same restaurant for next year. The party will be December 3rd, 2016 at the Lighthouse Restaurant. Mark your calendars now.

The January Wine Dinner this year will be January 23rd with Dick's monthly D.J. to follow. January lunch was at Olive Garden.

The February committee announced that their party will be Sunday, February 14th. Sandwiches and desserts will be served. Peppermint Patti will offer the entertainment. The February Luncheon will be at B.J.'s at Gulf Coast, Feb. 9th.

Lucy Wencel introduced a possible tissue paper picture project for March. She would provide background and tissue. You would need to provide diluted Elmer's Glue in an empty container. She will put up a sign up sheet to see how many are interested.

MEN'S CLUB

John Boyd, Jim Auner and Jeff Kennedy have been added as new members. New officers for the coming year are Bob Blasius, President and John Budrick, Treasurer. Updated directories were distributed and will be emailed.

The first of two Charity Waffle breakfasts will be January 24th with donations going to Wounded Warriors. Upcoming activities include; charity events, car wash, golf outing and lunch, pickleball, tennis and Twins baseball outing in March.

Richard J. Demski was voted our Men's Club Senior of the Year and will be awarded a Terraverde sweatshirt for this continued support and enthusiasm for our club. Congratulations and thank you Dick.

Our next meeting is Feb. 11th. All owners and renters are welcome. Check the Men's Bulletin Board for more information or call Bob Blasius at 317 345 1131.

STEERING MEETING

Tom Tindall noted that at the February meeting, 2 new Master Board members will be elected. Gale Mapes' term is up and Bob Anderson has resigned. Any owner who is interested can run for one of those two openings. You must complete the "Express of Intent" form along with a resume and submit that to Grace in the office by January 30th. February 9th there will be a Candidates Night at 6:00 PM open to all owners. Applicants will speak and answer questions. Prior to that meeting, their resumes will be posted on the bulletin board in the clubhouse. Steering members will vote at the February meeting. Steering members should poll their association members to see how they want their association to vote.

JOE INTORCIA'S REPORT

North Fountain: The motor has been replaced and it is back on-line. The bearings had frozen up. It was under warranty.

2015 Audit: One proposal has been received and we are waiting on the second. The Board will then decide which to use. Cost of the audit should be \$8,000 to \$10,000.

New Equipment: Three new pieces of golf course equipment have been purchased; two mowers and a large machine to take care of the common areas. This was financed through PNC. They used the lease option.

Bank Change: Changing banks from 5th3rd to CNL is in progress. The pump house will be paid off in August. We will be keeping 5th3rd until then because they issued that loan. All other monies are going through CNL.

VANTIV credit card service is being changed from 5th3rd to CNL. We have less cash coming in and more credit cards are being used.

We will have three accounts with CNL: Reserve, Operating, and Club.

Documents: The first draft of the new documents should be ready shortly. We are waiting for the attorney. These will be new documents, not the old ones redone. Tom Tindall asked if the docs would be done this year. Joe said that it is possible. We will be getting feedback to make sure they are complete. Our contract has a time limit. After that it would cost more. We have new lawyers now from a very large law firm. The Steering Committee will pick two owners at large to serve on the documents committee. They should have a background involved in by-laws and legal issues if possible. If anyone still has issues of concern for the documents, put them in writing. This might include issues such as Master Board size etc. Joe says he wants the new documents to look hard at the rental areas. We have 75 or 76 rental units.

The new area has calmed down a bit. The Master is in contact with the realtors all the time. They need to recognize that this is condominium property not rental property.

Building 27 is all rentals, no new sales.

Building 28 has 2 units sold; #4 & #9. Unit 7 is on the market. They are trying to establish a board.

Building 29 has 4 units sold; #2, #4, #5, and #12. Unit #8 is on the market.

The Master office is trying to help the owners.

Recently all units sold have been cash buyers.

DICK GAROFANO'S REPORT

Golf Memberships: We have 144 total memberships; 55 are owners, 25 are snowbirds. Most VIP cards are non-residents.

Parties: There is the Wine Party in January followed by a DJ and dancing. The Valentine party in February also has a DJ and dancing. A DJ will be here every other week throughout season.

Scrambles: The scrambles are filling up the first day the sign-up sheets are out. There is also a wait list since some who sign up need to remove their names.

Weekly Functions: The Wednesday dinners are going great. They have about 75 people. Friday nights have about 65-80.

STEERING COMMITTEE CONCERNS

Dick Demski brought up the clubhouse noise issue. Joe said that the next phase to attack the issue will be the walls.

Sal DiGrandi suggested we have a "See Something-Say Something" policy. If you see something like dog's waste not taken care of or speeders, report it **in writing**. Forms are in the office or on the website. Try to get some sort of documentation. For example, get the license plate number or make of car of a speeder. Joe can then start a file on that person in the office until they get enough documentation to act.

It was noted that large items are being left by the dumpsters. You can call either the trash collectors or your management company and these will be picked up free of charge.

Duke Weidman said that the melaleuca trees along the canal are damaging their building and he wants the Master to remove them. Joe said he will take care of it but then some other targeted trees will have to wait. He also noted the possibility of storm surge from the canal if the trees are gone.

Elinor Mitchell noted a dangerous area by the boat docks. When boat trailers are parked in the lawn area, it is difficult for cars to see other vehicles coming around the curve there because the trailers are parked too close to the road.

OPEN FORUM

Diana Derbaum raised the issue of walkers not obeying rules and when she is walking toward oncoming traffic they act like she is in the wrong. Pat Kosut agreed, saying she was driving and there were walkers on each side of the road going her way and she had to squeeze through them. Sal DiGrandi said he almost hit a night walker in dark clothing recently. It was noted that the curve on the south front is especially dangerous.

Sue Magee drew attention to the palm fungus. She asked all residents to watch their palm trees for mushrooms growing at the base of the trees.