



Terraverde News

FEBRUARY 2016



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

President, Mary Davis, welcomed 4 new members: Laima Keith, Brenda Burns, Geri Grace and Sharon Ryczek.

The January Committee reported that the January Wine Dinner was sold out. Dick Garofano did a wonderful job on the Prime Rib Dinner and 4 new wines were served. The Wine Basket Raffle went over very well and the committee was able to donate \$266.00 back to the Ladies' Club to replenish their treasury. They were also able to give all of the money collected in the money raffle back to the winners.

The February Committee had a sold out Valentine's Day Party with Peppermint Patty providing the entertainment. Sandwiches and desserts were served. The luncheon was at B.J.'s.

The March Committee is planning a luncheon but there will be no party since Dick is planning a St. Patrick's Day party that month.

Ladies' are asked to sign up for next year's committees. The sign-up sheet is on the Ladies' Bulletin Board. New residents are encouraged to sign up. Other members are more than willing to help you with your plans.

Barbara Hollasch, new secretary for next year and Fran Thomas, new treasurer for next year were unanimously voted in as per our by-laws.

WALKERS

PLEASE walk on the left side of the road only and do not spread across the road. If you have earphones in, you cannot hear cars approaching behind you.

At night, wear light clothing. **This is for your protection.** Drivers can't see you if you are in dark clothing.

MEN'S CLUB

Thanks to all who volunteered and attended our January Waffle Breakfast. It was great to see everyone. Thanks to you, the Men's Club donated \$200 to the Golisano Children's Hospital of SW Florida.

Upcoming events include; the Annual Men's Club Luncheon in the Clubhouse and Golf Outing at Bonita Fairways on March 1st, the Twins vs. Marlins Baseball Outing on March 11th, and the Farewell Charity Waffle Breakfast on March 20th. Our next monthly meeting is March 10th. As always, all are welcome. Check the Men's Club Bulletin Board for updated information.

STEERING MEETING

At the last meeting, Joe asked for 2 volunteers with legal know how to be on the By-Laws Revision Committee. Since no one came forward,

Tom Tindall appointed Kirk Hollasch and Don Smith, with Tom serving as an alternate.

OLD BUSINESS: Only 2 candidates ran for the two open seats on the Terraverde Master Board, Gale Mapes and Walt Kolakowski. Therefore, they will be our two new Board Members.

JOE INTORCIA'S REPORT

Joe was not present so Tom Tindall reported on what he had discussed with Joe prior to the meeting.

AUDIT: We had two audit bids and the Board has signed a contract with one of them. A full audit is required this year, therefore a vote on doing one is not needed. Joe also thinks that now we should be having one every year rather than just on the mandatory years because Terraverde is getting close to being turned over to us by Rey Mayor.

BANKS: As mentioned last month, we are switching banks due to the high fees being charged by Fifth Third. Most accounts have been moved to CNL except the Fifth Third loan that we still have with them. We will be saving as much as \$7,000 in fees by doing this.

DOC REVISIONS: The suggested revisions are not completed yet but should be soon. The revision of the docs will be beneficial to us when Terraverde is turned over.

CANAL TREES: Last month, Duke Weidman asked the committee to press the Master Board to remove the trees affecting his building. They have gotten a positive reply and removal should start shortly. Duke thanked the committee for their support.

NORTH PROPERTY LINE: Bill Haan has learned that a lot of the north end is owned by a defunct owner, not Terraverde. This includes the road, parking areas and land up to the fence by buildings 23 to 25. They hope to get that remedied.

DICK GAROFANO'S REPORT

We have had a busy month. Dick has a St. Patrick's Day corned beef and cabbage dinner planned for March 17th.

This Saturday there will be a DJ and every other week after that during season.

The Ryder Cup starts February 19th.

Dick is planning an Easter Dinner on Easter, March 27th. The menu is yet to be determined.

GOLF COMMITTEE: A new golf committee has been formed by Tom Tindall: Carl Munnings, Bill Weigel, Mike Harris and hopefully, Eileen Thompson.

It was noted that Scrambles have been full. Sign up has been changed from Mondays to immediately after the Scramble lunches on scramble days.

STEERING COMMITTEE QUESTIONS: Terry Loscinski asked about the natural fence discussed to replace the cancelled one on the south end. Is one planned?

Ernie Engle asked to have reasoning for cancelling the fence explained. It was noted that too many roadblocks were

encountered. He suggested that the Steering Committee push for the natural fence to be pursued.

ANNUAL MEETING

March 24th at 6:30 in the clubhouse.

Financials should be included in the mailings being prepared to send to owners prior to the meeting. If you have a question to bring up at the meeting, put it in writing and send it to the office prior to the meeting so it can be put on the agenda and your question won't be missed.



Elinor Mitchell questioned dead grass in front of the buildings. She wondered if there is an infection and mowers are carrying it from one building to the next. She has submitted this to Joe in writing.

When Tom was asked if the pump house was working well, Tom assured the group that it is but the irrigation system is old and the Board is discussing replacement of that.

Tom also noted that the roped off area along the ninth fairway is because the electrical system for the front is being replaced.

Terraverde Website: Hopefully, the website will get more use. Don Smith has created website links for some of the individual associations on the Terraverde Website. Maybe your association would like to do the same.

Work order forms can be found on the website also: terraverdecountryclub.net.

OPEN FORUM:

Duke Weidman asked about the future plans for the undeveloped areas in Terraverde. Tom told him that Rey Mayor owns those and it is up to him to decide what he wants to do with them. The question was then raised about those areas being developed as rental units. The more rentals you have the lower your property values will be was noted by some.