



Terraverde News

MARCH 2016



Monthly Reminder to All

From "Everything You Need to Know About Terraverde."

Q: What are the restrictions for pet ownership?

A: Each condominium association has its own restrictions. One household pet per unit is allowed and should be registered with the Condominium Association. All animals must be kept on a leash no more than six feet in length when outside the unit and must not become a nuisance or annoyance to neighbors. ALL SOLID WASTE MUST BE PICKED UP BY THE OWNER. The Association holds the right to fine owners or require any pet to be permanently removed from the condominium property if violations of these provisions occur. No dogs or other animals are ever allowed to be walked on the golf course. They must be walked in the regular traffic areas.

Q: Are there weight limits for pets?

A: The weight limit for pets varies from 20-50 pounds, depending on the individual condominium association by-laws. Check your condo association documents.

LADIES' CLUB

The February Committee announced that their Valentine Party was sold out. Gift card donations were awarded as well as 3 cash prizes. \$100 was returned to the Ladies' Club to replenish their dwindling treasury.

The issue was raised and thoroughly discussed regarding inability for Terraverde residents to get tickets to some of the Ladies' Club functions. Unfortunately, the clubhouse is not large enough to accommodate all of our residents at one time. Ladies' functions are open to ladies and their partners first because they are the ones who do all of the work planning and preparing the parties year after year. They rightfully should have the first opportunity to purchase tickets. Ladies must pay when they sign up at the Ladies' meeting. Then it is opened up to other residents. When it is sold out, there will be a wait list posted. Even if it is sold out, residents who are trying to get tickets should make sure their name is on the wait list on the Ladies' Bulletin Board because almost always there are last minute cancellations. Dick needs to have a count to prepare for in advance. One week prior to the event, if there are remaining open spots, then the committee can open it up to guests from outside of Terraverde in order to fill any empty tables. No outside guests should be signed up prior to that. **Interested residents should get tickets early.** Remember, all ladies at Terraverde, owners and renters, are eligible to join the Ladies' Club.

Ladies' Club functions will be posted in advance with information regarding the function as well as ticket sale times so residents will be given plenty of advance notice. They are also mentioned in the the newsletter Ladies' Club report and at Steering Meetings.

March Ladies' luncheon will be at Mimi's. There will be no party since Dick is having a St. Patrick's Dinner and a DJ twice this month.

Lucy Wencel asked anyone interested in doing the tissue paper collage project to see her after the meeting.

Ladies, please make sure that Lorraine has all of your current information for the directory: Lzook1222@comcast.net.

MEN'S CLUB

March was a busy month for the Men's Club. The Club hosted a luncheon at the clubhouse followed by a Golf Outing at Bonita Fairways on March 1st. Over 50 members and guests attended.

On sunny and warm March 11th, 30 members and guests attended a Minnesota Twins and Miami Marlins Spring Training baseball game.

Finally, the Men's Club Annual Farewell Waffle Breakfast on March 20th was held with another \$250 donated to the Golisano Children's Hospital of SW Florida. Thanks to everyone at Terraverde for your support.

Bob Blasius will remain as president next year.

STEERING MEETING

(Thank you Tracy Cannon for your notes!)

Sal DiGrandi opened the meeting. He addressed the committee stating that Tom Tindall was unable to attend and that Tom will be stepping down as president after the April 21st meeting. Tom has been president for 4 years. Sal noted that we also need a vice president and secretary. Please check your condo boards for anyone interested by the April meeting. If there are no officers, there is no Steering Committee.

DOCUMENT REVISIONS: Joe Intorcia noted that the revisions are still being worked on and it is impossible to determine when this process will be completed. We have a flat rate deal with the attorney. We will be charged a flat fee for the process. Everything needs to be completely intact when they are given over.

DICK GAROFANO'S REPORTED that the Ryder Cup is completed. There will be an Easter Dinner.

Scrambles will continue through April.

GOLF COMMITTEE: Eileen Thompson has now officially Joined Tom Tindall, Carl Munnings, Bill Weigel and Mike Harris on the Golf Committee. Night Golf is one of the first projects they are considering.

TCC/WEB:

WWW.TERRAVERDECOUNTRYCLUB.NET

Don Smith has created links for some of the individual associations on the website. Your association could have your own page on the website.

The website has work order forms, meeting minutes, announcements, calendar of events and more!

NEW BUSINESS

Irrigation damaging air conditioners: Sal DiGrandi's association is concerned with sprinklers hitting air conditioner units and causing damage. Joe noted that owners should have their air conditioners checked every year. He said that Kirk of Green Mountain Air tells owners if he sees sprinklers hitting air conditioning units. Owners should then contact the Master Office if irrigation is the problem. Joe noted that irrigation is not 100% of the problem. Being close to the canal, the ponds and roof runoff also add to the problem. Each association should monitor their roof runoff to protect their units.

OPEN FORUM: Dick Demski noted that Xfinity/Comcast has moved from Daniels to Dani Street. It is best to go up Six Mile Cypress.

Terraverde Annual Master Association Meeting

(For a full report see the minutes of the meeting.)

Joe thanked Dick Garofano and his staff for a fantastic job this year.

Credit card use increased in 2015 from previous years.

The Pump House loan matures on August 24, 2016. By the end of March, all Terraverde money will be deposited in Valley National Bank.

OLD BUSINESS: The South Fence project has been set aside due to several issues such as the property line and a drainage ditch problem which would have increased the cost from \$14,000 to \$18,000.

Buildings 28 and 29 now have owners living in them and have formed a board of directors. Building 27 is now working to form their board. Four of their units have new owners living in them and/or using them and are not renting them out.

Golf Course Management: Joe is confident that the change in management will have everyone seeing constant improvement on both the golf course and common areas. The board approved hiring Cypress Golf Course Service. They have great technical knowledge and are better prepared to handle the work. They will also handle payroll for their staff.

Carp: Joe talked to Lake Doctors about adding sterile carp to our lakes. When the state last tested our lakes, they showed plenty of oxygen.

NEW BUSINESS:

Front Electrical Repair: The Board approved underground electrical repair for front entrance lighting. Joe thanked Gale Mapes for handling the project. We were able to save on both parts and labor and cost was kept below \$10,000.

A yearly audit has been approved. The cost is \$7,500 for this 2015 audit by John M. Sacco, CPA of Bonita Springs. Past costs have been as high as \$10,000.

Golf Equipment: The Board approved 3 new pieces of golf equipment to replace equipment 10 years old. They have been purchased on a 48 month lease of \$2,158.71 per month with a \$1.00 buyout at the end of the lease.

Our accountant, Doug Roedding from Spires and Associates, took questions from the floor. He explained collection fees, bad debt, and line items for maintenance fees.

Rick Ruff questioned spending more money on the golf course. Joe replied that by spending the money, the golf course is improved so more will come here to play. It also adds value to the homes and beautifies the property.

Doug explained the breakdown in wages and janitorial services. He also explained that since the golf course and tennis courts are part of the amenities offered here, every owner must share in the cost to maintain them whether they use them or not.

Doug and Joe work on the budget every year and try to maintain the yearly fee. If an increase is made, it is for good reason. When Terraverde had 28 foreclosures, there was no special assessment even though at the same time we were rebuilding the pool and got a loan for \$200,000. Doug was very impressed that the Board was able to handle approval of all the work done without a special assessment.

Rick Ruff showed concern for the painting of the villas in different colors with a variety of awning covers. Joe said he spoke with Bruce Anderson about getting a board formed so they can make better decisions regarding what owners can do. They need to have their own governing documents in place.

Don Smith questioned changing the docs without 75% approval from the owners. The attorney is trying to determine if this is necessary. Terraverde has had 3 different owners since 1985 which cause many legal issues. The 75% approval may not be necessary under present conditions.



DANGER REMINDER



Drivers slow down and obey the speed limits please. Our roadways are used by vehicles, walkers and bikers. Walkers, please try to not spread out across the roadways and if you are wearing earphones be extra aware of vehicles. At night, walkers cannot be seen. If you walk at night, wear light clothing and carry a flashlight.

Always walk on the left side of the road.

FIRE CODE NOTICE TO ALL RESIDENTS

No cooking on grills of any kind, electric, gas, charcoal, etc. is allowed on balconies/lanais of multi-family residences. The fire code also states that this type of equipment shall not even be stored on balconies, lanais. (This is in compliance with fire codes. The fire code is available on the Terraverde Website.)