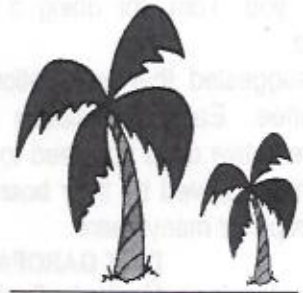




Terraverde News

APRIL 2016



Monthly Reminder to All From "Everything You Need to Know About Terraverde." (2011)

Dumpsters are under the care of each condo association. If you don't know the location of your dumpster, ask your condo manager or president. Dumpster sites are numbered. Each condo association must schedule all pick-ups.

All trash is to be placed in tied plastic bags in designated trash containers. All trash must be placed in a dumpster. Items left outside a dumpster in a gated area will not be picked up.

Recycling bins are provided for newspapers, glass and plastics. All cardboard boxes are to be flattened before placing them in the dumpster. Do not put them on the ground inside dumpster area. They will not be picked up.

The dumpsters are for the sole purpose of the residents. If any resident is having a delivery made, it is the responsibility of the resident to inform the delivery people that empty boxes cannot be placed in the dumpster or dumpster area.

Trash pick-ups are Wednesday and Saturday. Recycled items are picked up on Saturdays.

HOW DO I ARRANGE FOR PICK-UP OF LARGE ITEMS?

For pick-up of large items i.e., appliances, furniture, mattresses, call your management company to schedule a pick-up of these items. The items that are scheduled for pick-up are to be placed at the dumpster site outside the fenced area or to the side, away from driveway and doors to the dumpster. Pick-up is on Thursday and please allow two days notice..

LADIES' CLUB

At the last meeting of the season, Mary Davis welcomed new member, Joan Kimberley.

The April luncheon was at Mama Gustos. Luncheons will continue through the summer on the second Tuesday of each month. Check the ladies' bulletin board for information.

Committee members are still needed for February and March of next year. The sign-up sheet is on the ladies' bulletin board. Please consider forming a committee to sign up to plan a function. Sandy Myer has folders of past functions to help committees with plans. Those involved in past functions will be more than happy to help with your questions.

Barb Hollasch suggested a type of activity a committee could take on next season. We could take a bus trip to Marie Selby Botanical Gardens. Cost would be about \$60 per person and would include the bus, lunch, and admission.

Old Business: The issue of Ladies' Club parties came up again. After discussion, the ladies approved the following:

1. If signing up at the meeting, when sign up first begins, you must be present and pay at that time. You cannot sign up for anyone else except your husband or your significant other.
2. If seating is sold out, sign up on the wait list making sure to include your address and phone number. Almost always openings occur. If you are unable to go after signing up, contact the committee immediately so they can go to the wait list and fill your spot. If your vacated spot is filled, your money will be refunded after the function.
3. In order to lessen the sign up confusion, 3 or more stations will be set up after the ladies' meeting for signing up and paying.
4. After that meeting, tickets will be opened up to all Terraverde residents as long as space is available. **Guests may only sign up if space remains available one week prior to the function.**

Pictures will be taken at the April luncheon for any member who does not have their picture in our ladies' directory. Lorraine will then email updates to members. A new list will be made available next January.

Our next meeting will be Thursday, November 3rd.

STEERING MEETING

Tom Tindall announced that this will be his last meeting as President of the Steering Meeting. He will remain on as his association representative.

Thank you, Tom, for doing a great job during your years of service.

Tom suggested that associations try to get new faces on the committee. Each association has one representative. That representative does not need to be a member of their board but must be approved by their board. Some buildings have had the same reps for many years.

DICK GAROFANO'S REPORT

Dick is planning a Kentucky Derby Party. Everyone will get a free mint julep with their meal. Our DJ will be holding a Monday night trivia in May. Teams will compete for prizes. They are trying this in May to see if they want to continue through summer.

Dick and his staff will prepare the food for Friday night happy hours this summer. Wednesday night dinners will continue through May ending in June. Dick is also planning a Memorial Day Picnic at the pool with a DJ and will be serving hot dogs and salads.

Summer clubhouse hours will be 7 to dusk through May. They will be shortened after that if needed.

Dick met with Chris, our new golf course superintendent. They toured the golf course and Dick was updated on all of the changes that will be taking place. He learned a lot about Chris. They discussed things such as grass changes, traps, tee boxes etc. Dick was very impressed. Chris seems very knowledgeable and calm. Sal DiGrandi added that he helped their association with sprinkler problems and was impressed with his sprinkler skills.

Joe said that he brought Dick into the golf course discussions because he is out there golfing and sees areas that need improvement. In the fall we will see a tremendous difference. Mike Harris commented that he has seen a big turnaround in just the last 30 days.

Dick noted that on May 30th they will be aerating and working on the approaches.

JOE INTORCIA'S REPORT

Golf Course: Golf course changes have been going on for a while. Joe has been checking into costs and bids. He was able to negotiate and get a program that will fit into our budget. Lewis will continue to do the common areas. Joe is working with him to upgrade those and get them up to where they should be. There is a definite cost for these improvements.

Documents: The Terraverde Document Committee meetings are going on. It will take time to add what we want to those documents. There will be a meeting with owners hopefully in the fall sometime. Lots of changes need to be put in to make them more acceptable. We want to make sure everything is covered before meeting with the attorneys. Kurt Hollasch is on the committee and added that the first meetings were organizational. They looked at the old docs and the new docs and it will be a challenge. It will take time but they want to get it right. Joe noted that it's better to write all new docs rather than try to change the old docs.

Banking: As of 2:00 Thursday, April 21st, we have closed out banking with Fifth Third Bank. Now everything goes to Valley National Bank. This is saving us \$7,000-\$8,000 a year in fees.

Villas: Joe received a three ring binder from the villa's member full of things needed to be done to the villas. They are trying to get a Board of Directors to work there. We will probably need to address these in the new docs so we can have more control over color and modifications that are more in keeping with Terraverde status. They have no management company there. They have violations that need to be addressed. The villas are a gray area in our docs.

Building 29: They are organizing a Board of Directors and getting a management company. They still have some investors as owners there but some units are up for sale. We have been doing what we can to clean it up.

Grounds: Tree work is planned and they will be repairing the parking area. \$30,000-\$35,000 will come from our reserves for those projects.

Pump House: The pump house is now paid off!



Questions from Committee

Bill Weigel asked Joe what the difference is between the documents and the rules and regulations. Joe explained that the Board can change the rules and regulations if the changes work for all buildings. The docs are more complicated and can only be changed through lawyers and the state. They are much more difficult to change. They are still working to find out what percentage of owners would be needed to approve those changes.

Tom Tindall reminded all to use the Terraverde website. Don Smith is willing to help any association add their link to our website.

NEW BUSINESS

Steering meetings are held November through April on the third Thursday of each month. Sal DiGrandi has agreed to step up as president. Paul Calandra will most likely agree to be secretary. A couple of residents are considering volunteering for the vice president spot.

**HAVE A SAFE AND HAPPY SUMMER.
THE NEXT NEWSLETTER WILL BE IN
NOVEMBER.**