



TERRAVERDE NEWS

FEBRUARY 2017



Monthly Reminder to All

from "Everything you need to know about
Terraverde"

Everyone living in Terraverde Country Club should read and make themselves acquainted with the contents of this book. Also, if you rent your unit out you must leave this copy in your unit and make your renters or guests acquainted with it. We expect everyone while here to abide with these rules.

There are 2 separate units here at Terraverde: #1 is the Terraverde Country Club Master Association, Inc. who takes care of the Clubhouse, Golf Course, Tennis Courts, the Clubhouse pool and all of the common areas.

You will have a monthly payment to the Master for the upkeep of these amenities. The Terraverde Master Association is the governing body for all of Terraverde. All new people who will be residing here must come into the Master Association office in Building 1, 17280 Eagle Trace #1 and register with the office, (there is a sign in front of the building) whether they are owners, renters, or guests of the owner.

The Terraverde Master Association 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 Master Association office. The president of your condo unit would be able to tell you that. The Terraverde Master Association is an HOA Association and the condo units are a Condominium Association are two different things.

LADIES' CLUB

The February meeting filled the clubhouse including 4 new members; Paula Howath, Denise Whitten, Gerry McMahan and Joan LoFink. The January Committee had a Wine Tasting Dinner which was sold out. Dick, Helen and staff prepared

a wonderful 4-course meal and 4 wines were sampled. Prizes worth \$356.00 were given out. The wine basket raffle was won by Mary Davis, our president. The remaining proceeds of \$40.00 was given to our treasury.

The Ladies' Luncheon at Minerva's was well attended.

The March 7th R2 style show will have 6 models. Tickets are \$18 and will be sold at the clubhouse on Monday, Wednesday and Friday evenings. There will be items available for purchase at the style show. Lunch will include salad, wraps, fruit and punch. Profits will go to Interfaith Charities.

Mary Davis appointed Marty Moore and Karen McEachern as a nominating committee to get a list of candidates to replace our current president and vice president for the next two seasons.

The Men's Club borrows our coffee pot for their breakfasts and asked to purchase it. It was agreed to donate it to them.

MEN'S CLUB

March looks like it is going to be a busy month for the Men's Club. March 10th is the Spring Training Baseball Outing at Jet Blue Park. The Boston Red Sox play the Baltimore Orioles in a nightgame.

On March 16th, the Annual Member Guest Luncheon and Golf Outing will be hosted at Myerlee Country Club. The last activity of the season is the Farewell Waffle Breakfast on Sunday March 19th. Everyone is welcome to attend any of the Men's Club events.

Our next Men's Club Meeting is March 9th at 4:00pm. Please check the Bulletin Board for additional details and sign up sheets. Feel free to text or call Bob at 317-345-1131 with any questions.

FOR SPECIAL PICK UP ITEMS, FURNITURE, ELECTRONICS-APPLIANCES ETC., CALL ADVANCED DISPOSAL 239-334-1224. GET A TICKET ORDER # IN CASE IT DOESN'T GET PICKED UP.

STEERING MEETING

Sal DiGrandi opened the meeting by explaining the purpose of the Steering Committee. Resident concerns are brought to the meeting. The committee then decides if those concerns need to be presented to the Board of Directors for action. He explained that things in Florida get done but are slow getting done.

OLD BUSINESS:

Boat Dock: Repair has been done on the boat dock.

Terraverde Lawyer: At the last meeting a resident asked for the name of our lawyer. The lawyer is Richard DeBoest.

Ankle Lawsuit: The issue has been resolved.

JOE INTORCIA'S REPORT:

Clubhouse and Golf: January was a good month. Intake was \$56,489.34 which is about 1/3 of the yearly budget for those line items in the budget. Great work-crew.

Wells: All 3 wells are back in operation. Many repairs are being done on the sprinkler system.

Shrubs: They are clearing the area on Island Park Rd. for new shrubs. Some owners added that they will be 6 foot shrubs and will eventually all fill in to form a shrub barrier.

Audit for 2016: The auditor who did the 2015 audit will soon be starting our 2016 audit.

Street Signs: The signs are here. The delay is due to the old mounting brackets which need to be replaced first. There will also be two Open to the Public golf signs out front, one from each direction. They are being rebuilt.

Turnover: The turnover is a slow process. Our local committee has given their input and the documents are now in the hands of the Master's attorney and Rey Mayor's. The attorneys will work to resolve any remaining issues. Our attorney is aware of the slow process and is doing his job properly and in an orderly manner. During open forum the turnover was again discussed. There are many areas to consider and it will take time to have them done correctly before they are approved. Owners will be given an opportunity to see them before they are finalized.

DICK GAROFANO'S REPORT:

The Valentine's Party was a success, and the Monday and Wednesday meals are going well. Friday night Happy Hours have so much good food there is hardly room for it. There is the

fashion show in March.

Scrambles are sold out. The Masters Golf is next week. Next month looks just as busy. There will be a fish dinner for Lent and a St. Patrick's Day meal of corned beef and cabbage. About March 25th there will be an Aloha Party featuring a pig roast. Cost should be about \$20.00.

NEW BUSINESS:

New air conditioners have been installed in the clubhouse.

Unfinished Terraverde Property: Sal has asked Joe to get approval from the Board of Directors to get bids on our undeveloped property. If Rey sells it to a developer, four new buildings can be put up. It has been suggested that Terraverde residents purchase the property when Terraverde is turned over to us to prevent more buildings. The Board has given their ok for an appraisal and Rey indicates we will have the first right of approval.

Candidates for Board of Directors: There are two seats coming up for election. Fran Meyers' term is up and he has indicated that he will run again. Cliff Wright's term is also up and he has elected to not run again. Interested candidates must fill out a form of intent. These are available from Sal DiGrandi. They are due by March. A Meet the Candidates night will probably be held before the next Steering Meeting. Paul Calandra added that candidates need not have any special background or qualifications.

Committee Comments:

Al Day commended our new grounds staff. He noted that for the first time in many years their sprinklers are working correctly. A resident of Building 22 added how the new people are helping them clean up the berms by their building.

Golf Report: Tom Tindall noted that the Ryder Cup is in progress. He also commented on the golf course improvements.

Terraverde Website: Check it out. It is very informative.

Sal reminded all that if you "see something, say something." Let the office know if you see something not working or actions out of line. Let those in charge deal with it, not you.