



**Terra Verde Homeowners Assoc Inc.**  
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## **Terra Verde Resort Masters Homeowners Association Board of Directors Meeting Minutes**

July 18, 2015 at 2:00 pm

Terra Verde Clubhouse & Via Conference Call

### **CALL TO ORDER**

*Pat Blum called the meeting to order at 2:00pm. Notice of the meeting was posted and circulated by electronic mail more than 18 days prior.*

### **INTRODUCE DIRECTORS, APOLOGIES FOR ABSENCE**

*Pat Blum, Ken Simpson, Helen Elmer, Paul Nash, Clive Hand and other directors and owners were on the conference line. Conrad Ferguson and other Owners were present in the Clubhouse.*

### **APPROVAL OF PAST MEETING MINUTES**

*Minutes from the April 18, 2015 meeting were circulated to all Directors. Paul motioned to approve with a second from Clive. Minutes were approved with no dissention.*

### **MATTERS ARISING**

*None*

### **FINANCIAL UPDATE**

*Ken Simpson reported as of July 17, 2015 the balance on checking account was \$267,537. We currently have \$309,328 in the Reserve Account. We are on Budget on most lines and ahead on some. Finance's are healthy and broadly in line with budget. Only exception to this is "Unbudgeted purchases", which covers items of re-investment into the resort from surplus income e.g. past dues or tiki-bar takings. Un-favorable due to plantings around front gate and resort. We are at an all time low of 8 non payers, 4 Manors and 4 Villas. Collections better than ever. Nothing else to report at this time.*

### **OTHER BUSINESS**

*Neil Heron (owner) had written asking about the possibility of replacing the in-house manufactured Mini-golf with a more professional one and Charge for use to pay for it. Pat stated he thought it would be very costly and did not favor charging. Clive stated it would be worth pricing a more professional product as the present one begins to show wear. He also did not want to introduce usage charges. Clive went on to say that he feels the golf is an asset to the Resort and should be maintained. All felt we*

would not wish to introduce charges for the clubhouse amenities. Conrad will investigate what is available at reasonable cost and bring details to next meeting for consideration.

Pat spoke about the lighting bollards and that we should now be thinking about putting in regular street lighting. Ken responded that the bollards had served their purpose but were now coming to the end of their useful life. Our supplier can no longer get these, nor spare parts, so we have started to phase them out and concentrated on keeping the ones working around the lake pathway. As per our agreed plan, we are monitoring the effectiveness of the solar street lamps on the Madiera bridge and if they prove reliable, we shall plan a phased installation of these around the Villas and completely remove all of the bollards.

Ken raised the issue of the bad review on Trip Advisor, which had caused an owner to lose a booking. Helen had contacted the Sheriff's office to get the crime data for the past 12 months, as the review had claimed that on attending their alleged burglary, the officer had told them that this was happening "all the time" on our resort. The Sheriff Report from June 1, 2014 - July 15, 2015 was scrutinized and Ken had discussed the data with a Lt. in the Crime Analysis Unit in Kissimmee, who confirmed that our record compares very favorably with all those around us and at just over one house burglary per month, in a tourist area, we are doing well. He did, however, feel that our owners and guests should be educated on how to protect their belongings, as his officers often attended false alarms on Terra Verde but on arrival, found that doors and windows were open or unlocked and blinds undrawn, so that would-be burglars could easily see what is available to them. To trigger this, Mark Randall (Villas Board member and ex British Police officer) will draft a circular to owners and take on the task of updating this occasionally, in liaison with the local law enforcement. Helen has also invited The Sheriff to attend our next AGM and assist any owner on making their house safer.

Ken has replied to the owner, giving him all of the above information and will do the same with a second owner who had raised the issue last week. Helen will contact Trip Advisor stating that we have a Sheriff Report refuting the information given in the poor review and will try to have it removed.

With the expansion of Poinciana Blvd, Conrad reported that the county are moving the Sidewalk further towards the highway, from our land to theirs. This entails crossing one of our flower beds but they are planning to cause as little disruption as possible. They will also have to move the pedestrian crossing over our front entrance a few yards for safety reasons.

Jeanette Blagg gave a report on the status of the Poinciana Blvd. expansion, which has picked up pace. They are building a bridge that requires more time. They are hoping to start paving and have a north bound lane open by Aug. 24, 2015. They are laying drainage right now and have to put turning lanes in place. Project end date should be end of September.

### **OPEN FORUM FOR OWNERS**

Owners Mr & Mrs Holden, 217 Hideaway commented that our Mgt, team, Conrad and Jose had been very helpful sorting out a tree problem at their home. They have been onsite for 3 weeks now and feel the resort is looking great, so thanks to the Board for their hard work.

***DATES OF NEXT MEETING***

*The next Annual General Meeting is scheduled for September 26, 2015 time to be arranged.*

***ADJOURNMENT***

*Ken motioned to adjourn the meeting and it was seconded by Paul. Pat Blum adjourned the meeting at 2:34 pm.*

Approved by:

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**

Prepared by Helen Elmer