

# Gardens of Gulf Cove

## Garden Spot Newsletter

April 2016

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### **PRESIDENTS LETTER**

This will be my last letter to you as the President of your Board of Directors. Following the adjournment of the annual meeting the Board met and elected officers for the 2016 year. Mr. Jim Newkirk was elected as President, Mr. Ray Forshee as Vice President, Mr. Herman Dahl was elected and returns as your Treasurer and Ms. Marty Vanderbilt was elected as the Board Secretary. This is a strong group of officers and I am sure you will support them in the year ahead.

Our annual meeting was exceptionally well attended and many in the community had the opportunity to ask questions and seek clarification on issues before the community. The dialogue was brisk and breezy and at times right straight forward in question and answer. Thank you for your civility and attentive behavior.

The proxy ballot counting continues for the next few weeks and I am sure as we approach the April meeting of the POA the President and CAM will provide information and direction. There will be much to do and your patience and cooperation will be vital.

As my tenure comes to an end I wish to thank all of you for your help and guidance.

*John W. Anderson*

*Member of the Board of Directors, GGCPA*

### **A MESSAGE FROM NEW PRESIDENT**

My Fellow Property Owners in the Gardens of Gulf Cove

Hi, my name is Jim Newkirk. It will be my pleasure to serve as the President for your Home Owners Association for the upcoming year. I want to thank Jack Anderson for the tremendous amount of effort he has given to the Association as President. Through his leadership, the Association was able to achieve remarkable improvements throughout our community. Lucille Breen had chosen not to run for re-election to the Board. She has devoted ten years to the Board as President, Vice president, and Secretary. Her efforts were key in achieving the many improvements to the Association. Lucille however has not stopped serving our community. She has taken over the role of promoting new activities such as boat trips, Ray's baseball games, etc. You will be hearing a lot from her in the future.

At our annual meeting, Jack Anderson shared the Annual Report on the State of the Association. Jack pointed out the many improvements Jack Sheehan, our new Association Manager, has implemented. These include substantial changes to our financial operations and office procedures resulting in better financial control and the reduction in the number of delinquencies from 365 to 191. The maintenance staff has significantly improved the appearance of our facilities and grounds as well as performing maintenance to keep our facilities in working condition. The goal of the board is to continue to build on all the advancements and good works that we have achieved.

The Board is committed to keeping the owners better informed and involved with the Association. In the upcoming year, the Board will increase the use of E-Mails to share information with those owners who are not able to attend the Board meetings. After some start-up problems, our E-Mail system is now working. If you have not provided the Association with an E-Mail address or have not received a recent E-mail, we encourage you to contact the office.

*Jim Newkirk, President*

*Gardens of Gulf Cove POA Board of Directors*

## GARDENS OF GULF COVE POA, INC.

6464 Coniston St., Port Charlotte FL 33981

### Coniston Office

941-697-4443 Club House

941-698-9274 facsimile

### Coliseum Office

941-697-1211 Rec Center

email: [gardensofgulfcove@gmail.com](mailto:gardensofgulfcove@gmail.com)

website: [www.thegardensofgulfcove.com](http://www.thegardensofgulfcove.com)

- Pool Hours: April -8:30 a.m.-7:00 p.m.

May -8:30 a.m.-7:30 p.m.

### Office Hours

Recreation Center (6615 Coliseum)

Monday - Friday 9:00 a.m.-5:00 p.m.

Club House (6464 Coniston)

Monday-Friday 9:00 a.m.-1:00 p.m.

## Office Hours

### Recreation Office

Mon-Friday 9:00 a.m.-5:00 p.m.

### Club House Office

Monday-Friday 9:00a.m -1:00 p.m.

\*\*Pool passes are issued at the Recreation Office, if you cannot visit within business hours call and we will try to make arrangements to accommodate you or your guests.\*\*

## Line Dancing Class



Beginner's line dancing class are offered at the Club House on Fridays at 11:00 a.m. and anyone interested in the class can contact Lucille Breen at 941-697-3809 or by email [breenb1@centurylink.net](mailto:breenb1@centurylink.net). The class will be one hour (not to exceed 1 1/2 hours) cost \$5.00.

## Management Team

Jack Sheehan .....Licensed Community Association Manager

### MARCH 2016 - March 2017 BOARD OF DIRECTORS:

**President:** Jim Newkirk  
2018 term exp. [JimGOGC@centurylink.net](mailto:JimGOGC@centurylink.net)

**Vice President:** Ray Forshee  
2017 term exp. [Mforshee2@gmail.com](mailto:Mforshee2@gmail.com)  
732-323-8336

**Treasurer:** Herman Dahl  
2019 term exp. [hhdahl@sbcglobal.net](mailto:hhdahl@sbcglobal.net)  
941-697-3809

**Secretary:** Martha Vanderbilt  
2018 term exp. 941-697-1430

**Director:** Greg Smyth  
2018 term exp.

**Director:** John "Jack" Arlinghaus  
2019 term exp. [jdarlinghaus@yahoo.com](mailto:jdarlinghaus@yahoo.com)

**Director:** John "Jack" Anderson  
2017 term exp. [Jackclss402@aol.com](mailto:Jackclss402@aol.com)

**Director** Tom Sullivan  
2019 term exp.

## Garden Club Dates for 2016



- Great American Clean up April 2, 2016 at 9:00 am at the Recreation Center.

Keep our gardens beautiful everyone is welcome, come and get your free snacks, water and a t-shirt.

## Aquacise Class

Come and join the fun every Monday, Wednesday and Friday 11:00 a.m.



## 2016 Regular Board Meeting Schedule

**7:00 PM at the Clubhouse**

- Monday, April 11, 2016 Board Meeting
- Wednesday, April 13, 2016 Continuation

## Website

Visit our website for updated information and forms.

<http://www.thegardensofgulfcove.com/>

For Advertising Information Please Contact



P.O. Box 1023, Venice, FL 34284-1023

941-375-3699

941-882-1801 - Fax

## Cam Corner

### WHY DO WE INSIST ON SHOWERS BEFORE ENTERING THE POOL?

Yup, it's the YUK factor and basic chemistry.



When swimmers shower away impurities (and focus on the perianal area) they help reduce the risk of waterborne illnesses, such as diarrhea, swimmer's ear, pink eye and skin infections. Fecal matter, in particular, contains germs that may be ingested through the nasal passages, eyes, ears or when swimmers swallow contaminated water. Chlorine and other swimming pool disinfectants help protect swimmers from waterborne germs, but germ destruction is not instantaneous, there is a time lag from when the germs are introduced to the water to when the chlorine attaches to it.

Additionally, if chlorine is chemically bound to high levels of impurities in the pool (including atmospheric like the recent pollen attack we had), it may be unavailable to carry out its intended task of destroying germs in the water. Our pools meter chlorine, stabilizing acids and pH balancing acids in the pools 24 hours per day. We test the pools daily in the morning. As the day wears on many variables are working that vary available chlorine of the pool. The variables include bathing load, sunblock, other skin lotions, cosmetics, hair sprays and gels, photo degradation, evaporation and atmospheric.

Let's reduce the Yuk factor and please shower thoroughly before entering the pools.

Thank you,  
Jack Sheehan, Certified Pool Operator

## Thank you President Anderson

Gardens of Gulf Cove has benefitted greatly from the leadership and expertise that Jack Anderson has brought to the community. After retiring from an accomplished career as a Colonel from the United States Air Force Reserve, Faculty Professor and Executive at LaGrange College and Georgia Military Academy, Colonel Anderson volunteered his services to the community in many areas. In my short time here, Jack provided sound guidance and direction for the board and community that I think will carry on well into the future. From my own personal perspective, to have worked for such an esteemed and accomplished professional was a privilege. And, as a typical New Englander, Jack will not rest on his laurels (no pun for you military folks) as he pursues his photography interests.



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Gardens of Gulf Cove POA

## Volunteers Needed



If you want to be active in the Gardens of Gulf Cove community, meet your neighbors and ensure that Gardens of Gulf Cove continues to offer great programs and events, and continues to be the best place to live in Port Charlotte we want to hear from you!

We need volunteers for a variety of roles and up-coming positions. Based on your schedule, passion and preferences, we invite you to join us for one hour a month to help at an event, or a few hours a month to sit on a committee. We will train you.

The most immediate need is for "community help volunteers", these are pay it forward positions of compassion. People get ill or are the caretaker of an ill spouse, have to leave to care for a child or elder, have bigger issues to care about than their lawn, it can happen to any of us at any time. We have helped several owners already with outside groups like the Vietnam Vets of America, two of our smaller lawn services has also helped. But the need is ongoing and as summer approaches and growing season takes off, it will be even more of a burden on these folks. We will form a group to help neighbors in need with maintenance and property care. I know you too are busy but if you could give an hour a month, it helps our community tremendously. To sign up just email: [gardensofgulfcove@gmail.com](mailto:gardensofgulfcove@gmail.com)

## Leaving for the Summer

Living in a hurricane zone requires a certain level of personal responsibility. When you leave please be sure there are no "missiles" left behind that can do significant property damage in the event of a hurricane. Items such as grills, trash and recycle cans, yard furniture or anything loose that can be picked up by storms should be put in your home or garage before you leave. We always hope to avoid these storms but as unpredictable as they are, being prepared is the only answer.

# Flood and Casualty Insurance Seminar

I will be conducting an insurance seminar on April 16, 2016 at 10am in the clubhouse. While I am NOT a licensed insurance broker, I cannot recommend one way or the other about insurances. The purpose is to explain FEMA letters of map amendments for your flood insurance and guide you through the process of getting one. Go through all the wind mitigations and priorities of them. Explain the cladding approval process. Explain the difference between Florida Building Code Approvals and Miami / Dade approvals.

I was for many years a licensed glazing contractor and owned Great Southern Window and Door. At our peak we installed two trailer loads of impact windows per week. I have been involved in the aftermath of every major hurricane since and including Andrew. As a member of the Southeast Glass Association, I was on a committee that recommended in draft the glass and glazing chapter of the 2001 Florida Building Code. That brought the state codes more in line with the Miami Dade codes and the most stringent building code in the U.S.

## Annual President's Report 2015

The year 2015 was indeed rocky, demanding, frustrating and rewarding. The difficulties in the Association Manager position from January to March were to say the least disappointing and aggravating for all of us. The suddenness of the resignation during the immediate time period following the annual meeting caught all of us off guard. However, the volunteer efforts of so many on the Board and in the community at large allowed us to right the community and to begin again with new and more knowledgeable leadership in the offices. The staff arranged the meetings and personnel assignments necessary to maintain balance in the offices and in their dealings with the membership. Their acceptance of these challenges allowed Board members to move more quickly into areas where their talents were needed.

Some of the issues that demanded immediate attention from the Board's officers and the full membership included the following:

1. Capturing the financial issues created by the departure and by the failure of prompt delivery of the annual assessment invoices.
2. Addressing the crisis in the lack of leadership

in the CAM position for the staff and the community in general.

3. Resolving some claims between the property owner's information, the association's records and actions taken by the community's attorneys on assessment and other matters.
4. Staffing the community offices and assigning management positions for the interim in line with those decisions taken by the staff members.
5. To begin again searching for a new, well experienced and licensed Community Association Manager by more rigidly defining the position, and the talents and skills that the Community Association Manager position for the Gardens required. We then:
  - a. Set the salary for the new CAM commensurate with the position description and experience level sought.
  - b. Decided on a search medium that would get the best response rate from the candidates with the experience and skillset essential to the position.
  - c. Completed interviews and took the time necessary to probe into the candidates to prevent failure.
  - d. Selected Mr. John (Jack) Sheehan for the position and were delighted when he joined us the very next workday.
  - e. Now three months into the New Year with an experienced and highly successful Community Association Manager the majority of the Board strongly believes that we have found the right person for our community.

Since Jack Sheehan accepted the CAM position in August we have made significant progress in several major areas but no area more vital than in the area of financial management and reporting. Under Jack Sheehan's leadership:

1. We have fully adopted QuickBooks as the financial management software of the Association.
2. We hired a new CPA firm to help us straighten out our financial procedures and align our community with the best practices of accountancy.
3. We have hired a part-time bookkeeper for data entry and integrated that work with the new accounting firm. As we approach April we will have fully integrated the requirements of the Accountants and our day-to-day financial operations.



4. We have adopted a more streamlined office management style and incorporated several new procedures for accepting and tracking funds.
  - a. We now accept payment by automatic deduction and have a check reader that processes the payment instantly from the payee account to the Association account.
5. We have launched on a program to revitalize some of our facilities where age has crept up on us.
  - a. The fences at the tennis court, and at the Club House pool, have been treated for rust and have been painted.
  - b. The recreation building workout area has been redesigned and new equipment added as well as a rubberized floor cover installed.
  - c. There has been a major effort to address cracked concrete around the pools and on the entrances to the facilities.
  - d. A new enhanced security system was installed and new monitors put in place.
6. In the past five months the CAM and the Board have collaborated on a campaign to reduce the very large number of property owners indebted to the Association. I am pleased to report that the number of outstanding homes has been reduced from approximately 365 to 191. We are continuing in this and are reinforcing our efforts to eradicate this financial burden to our Association.
7. We are moving forward with the help of the Garden Beautification Committee to refresh our ponds through a program of aeration and plantings. We are also moving forward to beautify around the ponds and to rid our community of invasive plants like the Brazilian Pepper trees. It is an objective of the Garden Beautification Committee and the Board to revitalize our lakes and to refresh our plantings of trees and shrubs so that our surroundings will demonstrate our community name, the Gardens of Gulf Cove. These efforts will be integrated with the plans being formulated with the maintenance committee to provide a comprehensive, yet flexible, ten (10) year maintenance plan.
8. The Maintenance Committee is well along in the development of a ten-year maintenance plan that will facilitate our community effort to prevent deferred maintenance and provide us with a set of guidelines on what needs to be addressed when, approximately what it will cost, and provide a solid basis

for soliciting bids. This will dovetail with our efforts to depreciate our facilities as a part of our required financial management and to clearly separate capital and non-capital expenditures.

9. We are going to move in the next few months to establish reserve accounts that will be managed in conjunction with the maintenance plan and in development of new commitments with in the community. These accounts will set in place the funds essential to meet our insurance deductible, repair and replace facilities as necessary and generally provide for the welfare of the community in the years ahead.

In conclusion let me say that your Property Owners Association is in excellent financial shape and fully able to meet its obligations well into the future. Making sure our financial management procedures meet the highest standards of the State and the United States will be the essential focus of the work of this Board this year. We are committed to continuing the effort to make this the premier POA community in this State and will move forward aggressively to meet that challenge.

On behalf of the Board of Directors, I thank all of the members of this community who have contributed so much to our revitalization over the last several years. This has not been a simple revitalization process and it certainly has not been stress free but with your support and encouragement the Gardens of Gulf Cove Property Owners Association enters 2016 on sound footing and with a bright future.

Tonight, March 15, 2016 we all are losing the guidance and dedicated support of one of our most trusted members of the Board of Directors. Lucille Breen has stood for this community through challenging and very hard times. She has contributed her vast knowledge and talent to our ongoing success and her voice has always been in support based on the belief in what was being done was best for the owners in the Gardens of Gulf Cove. All of us on the Board of Directors will miss her counsel and guidance but none more than I. Lucille has been my trusted advisor, my confidant and my weather vane and I will miss her voice in my ear guiding me through tough decisions. Thank you Lucille for ten years of committed service to the Gardens of Gulf Cove.

Respectfully submitted this 15th Day of March 2016

John W. Anderson  
 President  
 GGCP OA Board of Directors



# Annual Members Meeting March 15th

Thank you to our Volunteers for all of your help at the Annual Members Meeting and for making the night a success. Not all volunteers are pictured but Thank you to each one of you.



**THE BOARD OF DIRECTORS GARDENS  
OF GULF COVE POA BOARD OF  
DIRECTORS MEETING  
MARCH 9, 2016**

Jack Anderson	Present
Jim Newkirk	Present
Lucille Breen	Present
Marty Vanderbilt	Present
Jack Arlinghaus	Present
Fred Streif	Present
Herman Dahl	Present
Ray Forshee	Present
Greg Smyth	Present

4. Charlotte County Deputy Crime Statistics
5. Agenda set for this meeting at the workshop on March 7, 2016
6. **Entered:** Reading and Disposing of Meeting Minutes from February 10, 2016
7. President Announcements
8. **Report of Committees and Staff**
9. **Owner's Input on Agenda Items**
10. **Old Business**
  - i. Tabled until 4/13/2016: Fining Procedure Revisions;
- 11) **New Business**
  - i. Affirmed: Affirm Election Committee Chairman, Tom Norris
  - ii. Approved for Quotation and Planning: Petition from 170 owners for hot tub, research cost placement etc.
  - iii. Discussion on Insurance Levels and Presentation of Appraisal: Insurances - bound at last year declarations - Can be Modified
  - iv. Court Case Settled, Lot Prices Reduced: Cutler Lots updates and County Settlement
  - v. Added by Chair: Offsite and in house Activities planned by Lucille Breen
  - vi. Fines Imposed \$100 per day Commencing on 3/10/2016: Review and Impose Fines:

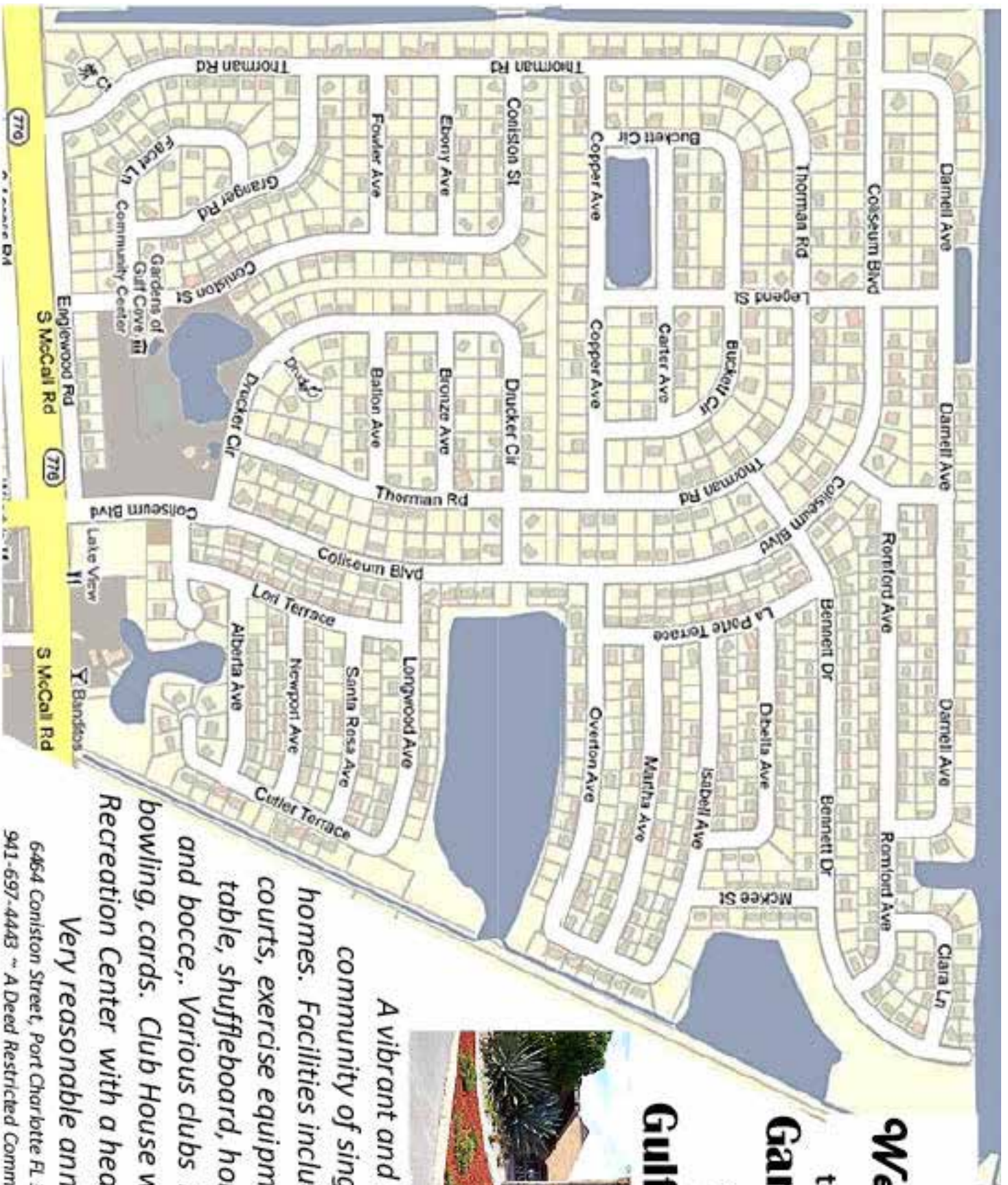
## 11. **Adjournment 8:06 PM**

## 12. **Open Forum with owners and board Postponed until Members Meeting:**

Resident Physician's Comments on A.E.D.s  
Crystal Puckett  
and All Others

1. Call to Order
2. Pledge of Allegiance
3. Establish a Quorum by the following Directors:





**Welcome**  
to the  
**Gardens**  
of  
**Gulf Cove**



*A vibrant and beautiful community of single family homes. Facilities include tennis courts, exercise equipment, pool table, shuffleboard, horseshoes, and bocce. Various clubs including bowling, cards. Club House with pool. Recreation Center with a heated pool. Very reasonable annual fees.*

6464 Coniston Street, Port Charlotte FL 33981  
941-697-4443 ~ A Deed Restricted Community ~



# **FRIENDS OUT AND ABOUT**

Luncheon

**Wednesday April 27<sup>th</sup>**

1:00 pm

**Beyond the Sea**

**3555 S. Access Rd 776  
Englewood**



**Come join friends and neighbors!  
All residents and their guests welcome!**

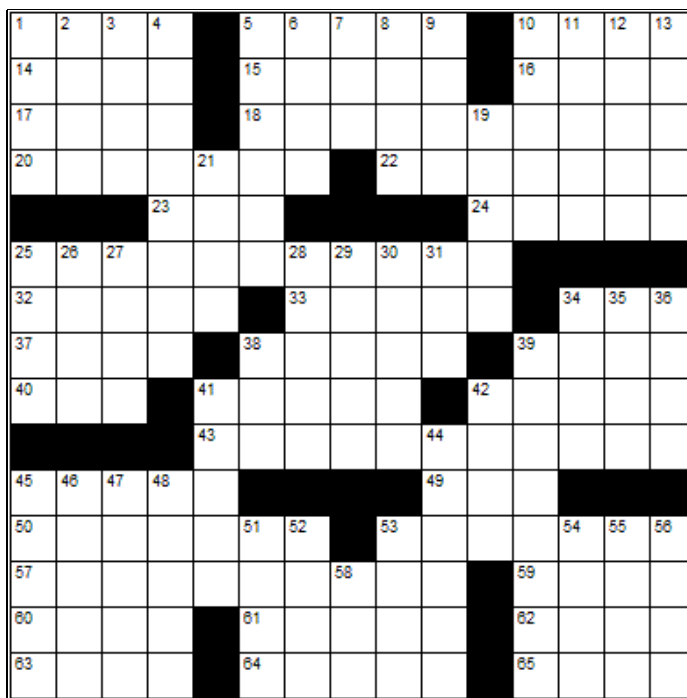
**PLEASE RSVP  
By Monday April 25  
To Herman 941 697-0424**

**Or [hhdahl@sbcglobal.net](mailto:hhdahl@sbcglobal.net)**

# April Crossword

## ACROSS

1. Decree
5. Yokels
10. Journey
14. Balcony section
15. Drink garnish
16. Hindu princess
17. Absent Without Leave
18. Intolerable
20. Deep purplish red
22. Sleep
23. Compete
24. Expectorates
25. Being present everywhere at once
32. Magnetic induction unit
33. Disorderly revelry
34. Chart
37. Connects two points
38. Growing old
39. Garden tool
40. N N N N
41. Display
42. Aromatic seeds
43. Walkers
45. Philippine tribal chief
49. Charged particle
50. Forward
53. Clothing
57. Officer
59. Roman robe
60. Portent
61. Slogan
62. Black, in poetry
63. Lease
64. Overweight
65. Writing table



## DOWN

- |                           |                             |                          |
|---------------------------|-----------------------------|--------------------------|
| 1. Deception              | 21. Bites                   | 41. Athletics            |
| 2. Hawkeye State          | 25. Leer at                 | 42. Prune                |
| 3. All excited            | 26. Principal               | 44. Walk quietly         |
| 4. Broadcast              | 27. Religious sisters       | 45. Painful grief        |
| 5. A type of power tool   | 28. Nosed (out)             | 46. Japanese cartoon art |
| 6. Forearm bone           | 29. A river through Paris   | 47. Not quite a teenager |
| 7. Top part of an apron   | 30. Anagram of "Sneer"      | 48. Razz                 |
| 8. Nights before          | 31. Henpeck                 | 51. Audition tape        |
| 9. Secure against leakage | 34. Mother                  | 52. Prig                 |
| 10. Vagabond              | 35. Analogous               | 53. Picnic insects       |
| 11. Jewish scholar        | 36. Writing implements      | 54. Gown                 |
| 12. Arm of the sea        | 38. Card with one symbol    | 55. Prima donna problems |
| 13. Wharves               | 39. Demolished or subverted | 56. Lean                 |
| 19. Out of practice       |                             | 58. Consumed food        |



# April 2016

This is a blank and printable April Calendar. From WinCalendar.com

April 2016						May 2016 ▶	
◀ March 2016	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						<b>1</b> Tennis 8am-RC Shuffleboard 9am-RC Exercise 9am-CH Aquacise 11am-RC Line Dance 11am-CH	<b>2</b>
<b>3</b>		<b>4</b> Tennis 8am-RC Exercise 9am-CH Shuffleboard 9am-RC Aquacise 11am-RC	<b>5</b> Cards 2pm-CH	<b>6</b> Tennis 8am-RC Koffee Klatch 10am-Applebee's Aquacise 11am-RC	<b>7</b> Cards 2pm-CH Bible Study 7pm-CH Mens Poker 7pm-RC	<b>8</b> Tennis 8am-RC Shuffleboard 9am-RC Exercise 9am-CH Aquacise 11am-RC Line Dance 11am-CH	<b>9</b>
<b>10</b>		<b>11</b> Tennis 8am-RC Exercise 9am-CH Shuffleboard 9am-RC Aquacise 11am-RC <b>Workshop 7pm-CH</b>	<b>12</b> Cards 2pm-CH	<b>13</b> Tennis 8am-RC Koffee Klatch 10am-CH Aquacise 11am-RC <b>Board Meeting 7pm-CH</b>	<b>14</b> Cards 2pm-CH Bible Study 7pm-CH Mens Poker 7pm-RC	<b>15</b> Tennis 8am-RC Shuffleboard 9am-RC Exercise 9am-CH Aquacise 11am-RC Line Dance 11am-CH	<b>16</b>
<b>17</b>		<b>18</b> Tennis 8am-RC Exercise 9am-CH Shuffleboard 9am-RC Aquacise 11am-RC	<b>19</b> Cards 2pm-CH	<b>20</b> Tennis 8am-RC Koffee Klatch 10am-CH Aquacise 11am-RC	<b>21</b> Cards 2pm-CH Bible Study 7pm-CH Mens Poker 7pm-RC	<b>22</b> Tennis 8am-RC Shuffleboard 9am-RC Exercise 9am-CH Aquacise 11am-RC Line Dance 11am-CH Friends Out-1:00 p.m	<b>23</b>



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### Every Tues. & Sat.

**IMMOKALEE**  
\$20 per person

### Day Trips

- |                          |                             |
|--------------------------|-----------------------------|
| 4/6 Tampa Bay Downs \$50 | 5/8 Funny Girl \$75         |
| 4/14 Funny Girl \$75     | 5/25 Menopause Musical \$75 |
| 4/17 Jay Leno \$145      | 6/7 Naples Cruise \$68      |
| 4/20 Boston Lobster \$96 | 6/13 Ikea \$25              |
| 4/28 Dirty Dancing \$130 | 6/18 FL Aquarium \$60       |
| 5/4 Calypso Queen \$75   |                             |
| 5/7 Derby Day \$76       |                             |



### Overnight Casino

**East Coast Overnight - \$99 ppdo, \$129 single**  
Included: Immokalee, Isle of Capri, Coconut Creek, Gulf Stream and one night accommodations with continental breakfast at La Quinta, free play and food vouchers.

Apr 18-19

**Biloxi Special \$199 ppdo** - Staying at Beau Rivage  
Day trips to Boomtown, Scarlet Pearl, Palace & Golden Nugget  
\$85 in free play, 2 breakfast

Apr 11-14, June 6-9, July 4-7

### Overnight Trips

- Smoky Mountains - 10/22-27 - \$1,079 ppdo
- Hilton Head - 11/23-26 - \$725 ppdo
- Key West Winter - 12/11-13 - \$359 ppdo
- Christmas in Nashville - 12/23-27 - \$950 ppdo

**Pick up @ North Port Walmart**

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# MASTER PLUMBERS



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- Installations
- Pump Stations

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