



## **Dear Tarpon Bay Owners,**

We hope this message finds you well, and we extend my warm wishes for a happy New Year to each of you. Here is a concise update regarding the happenings in January and February:

**Association Funding Status:** I'd like to emphasize that our HOA operations are funded by the contributions from homeowners. It's crucial to note that expenditures are solely possible based on the received funds. Any shortage of funds inevitably limits the services the HOA can provide. As of December, Tarpon Bay faced outstanding unpaid HOA fees exceeding \$25,000. These accounts have been forwarded to our association attorneys to facilitate collections.

**Maintenance Schedule:** Scheduled for January 25th, the pressure washing of the tower and entry pavements has been arranged.

**Entry Water Fountains:** The water supply for our entry fountains comes from the two ponds at the front entrance. Unfortunately, a pump failure occurred. However, we're pleased to inform you that a replacement pump was secured in late December. The shipment is underway, and installation is imminent. We aim to restore the functionality of the fountains at the earliest.

**Gopher Infestation Mitigation:** The influx of gophers causing disturbances in the open spaces at Tarpon Bay has been a concern. Last year, we received a quote of approximately \$45,000 from pest control for treating this issue across the community. However, this method wouldn't effectively deter gophers due to ongoing construction in adjacent areas. As an alternative, we've negotiated with the pest control company to conduct an initial test at the front entrance. This trial will span three months, and we will evaluate its success thereafter. The pest control company is collaborating with us using a new product, and the test is set to commence before the end of January.

**Responsibility for Sidewalk Trees:** It's imperative to note that each homeowner is accountable for the care of the trees situated on the sidewalk adjacent to their property. This responsibility encompasses watering and trimming. The HOA does not maintain these trees, and in the event of neglect leading to the tree's demise, it becomes the owner's obligation to replace it **with the same tree**. Please take note of this responsibility, as tree replacement can be costly and falls under the owner's expenses.

**Vehicle Parking Regulations:** Despite previous reminders, we continue to receive complaints regarding vehicles parked on the road obstructing traffic. According to the Tarpon Bay HOA rules and regulations, overnight on-street parking is strictly prohibited. It's essential to acknowledge that we, as the HOA, lack the authority of law enforcement to directly tow vehicles. There are prescribed processes we must adhere to in such instances.

*Owners shall park their vehicles within the garage portion or driveway of Owner's Residence. Vehicles shall not in any event be parked on the lawn portion of any Lot, the grass portion of any rights-of-way, or the grass portion of any Common Areas. All parking within the Property shall be in accordance with the rules and regulations adopted from time to time by the Board. Each Owner is specifically cautioned that they and the occupants of their Residence may be limited or restricted as to the number of vehicles they may park or store on the Property. Any vehicle parked in violation of this Section is subject to being towed away at the owner's expense without further warning.*

**10.20 Towing.** *Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations adopted by the Board may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title of a Lot irrevocably grants the Association and its designated towing service the right to enter the Owner's Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, not guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, or other similar recreational equipment. By accepting title to a Lot, the Owner provides the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot, Common Areas, or other areas of the Property that are in violation of this Declaration. An affidavit of the person posting the aforesaid notice stating it was properly posted shall be conclusive evidence of proper posting.*

### **BACK GATE ENTRANCE TO TARPON BAY**

The attached image captures the current state of the rear entrance, which might appear incomplete upon observation. You might notice the edge of the road and a black silt fence laid on the ground.



This area is earmarked for future development, where a pavement will be constructed. As part of a broader initiative, the entire street is set to be widened by 15 feet, with 15 feet allocated from the Tarpon Bay side and an additional 15 feet from the adjoining developer's side. Due to these impending changes, you'll observe an absence of landscaping in this 15-foot open space.

Anticipated commencement of road widening activities is expected to occur in the middle to later part of 2024. Rest assured, we will continue to keep you informed as we gather more details about the project's timeline and progress.

### **YOUR INDIVIDUAL LAWNS**

We take great pride in our community, and we appreciate the efforts of 98% of homeowners who diligently maintain their individual landscapes. However, it has come to our attention that a few properties are not upholding the same standards of lawn maintenance.

During a recent inspection, photographs were taken, and violations were issued to these non-conforming properties. It's important to note that there's a prescribed process outlined in the rules and regulations of the Tarpon Bay HOA that must be adhered to in these instances.

***\* NOTE: There were 11 violations issued last week. Most of them were for weeds and dead spots on the grass.***

### **TREES IN THE RETENTION AREA NEAR THE POOL**

Over the past two months, we've been actively engaged in discussions with Haines City regarding this matter. I'm pleased to inform you that we have reached an agreement with the city authorities. As part of our collaborative efforts, we've secured approval to relocate 20 of these trees from the retention pond to a new location atop the bank, as indicated by the red line in Image 2.





### **Snapshot of the Pool Area Before the Storm**

Attached is a recent image capturing the pool area taken just before the storm yesterday. This picture provides a quick glimpse of the pool surroundings as they appeared prior to the inclement weather.

We've provided quite a bit of information for now, and as these ongoing projects come to completion, we'll ensure to keep you updated on their progress.

Wishing everyone a prosperous and successful 2024!

**Tarpon Bay HOA**