



COMMUNITY PERSPECTIVES

OFFICIAL NEWSLETTER OF THE COLLIER COUNTY PRESIDENTS COUNCIL

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COUNTY POAP MEETING

Friday, February 15, 2013 witnessed the Collier County Property Owner Association President's meeting at the County Growth Management HQ on N. Horse-shoe Drive. These meetings are conducted by Growth Management once a year and are a source of information and discussion aimed at assisting the Presidents and Boards of the many HOA's and Condo Associations in the management of their associations.

The meeting was well attended and the agenda included presentations on Blight Management, FEMA Flood Maps, Licensing regulations and pitfalls, Lake Slope Stabilization and an update on the economic state of growth in the County. We have selected a couple of these to expand further inside our newsletter which also identify available sources of further information that are available through the county website.

In addition to the presentations opportunity for question and answer sessions on each topic provided insight into some of the problems facing association boards in managing the impact of current economic conditions within their communities and opened discussion on the many ways County Government can assist through the practical use of statutes, county regulations and resources which perhaps belie the old catch phrase "I'm from the government and I am here to help you!"

The meeting was further enhanced by opening words from Nick Casalanguida, the County Growth Management Administrator, describing some of the upcoming planning for county activities in road-works and other areas including commencement of work later this year of a flyover at the junction of US 41 and 951 similar to the effort which resulted in the successful Golden Gate Parkway/Airport Road venture.

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UPCOMING EVENTS

The Collier County President's Council is an organization of the Presidents and representatives of the many property owner's associations throughout Collier County. Its mission is to provide a forum where the members can share experi-

ences, solutions to problems, stay current on events and provide a collective forum for actions aimed at resolving common issues in support of member associations when needed.

Association membership is a meager \$125 per annum, a small investment for a whole

heap of help and learning. The CCPC meets at the Chamber of Commerce Building at 2390 Tamiami Trail North at 9:00 a.m. on the second Friday of each month. Come visit and find out what CCPC is all about.

You will be welcome.

Special points of interest:

- Blight Management Task Force.
- FEMA - DFIRM
- What is the Presidents Council?
- Upcoming Events—how to become a CCPC Member.

THE CCPC CHAIRMAN'S COLUMN

I would like to welcome all our old & new readers to the CCPC newsletter. We've taken a short leave of absence and have returned well rested and ready to go. Our primary goal is dedicated to keeping our readers well informed on issues that directly impact the Quality of Life in our communities. Please ask yourself, if you're interested in new or innovative initiatives that were successfully implemented in neighboring communities? At the same time would you like to avoid making poor decisions by learning from other communities unsuccessful undertakings? If the answer is yes, to either or both questions, you might want to join our group of concerned citizens whose primary focus is dedicated towards doing what's best for our communities.

We are not politically motivated nor do we seek any headlines in the Naples Daily News. Yes we have an agenda, and that is directed towards improving our overall effectiveness and efficiency in managing our communities. We are quite fortunate in having members who truly care about their neighbors. They bring a wealth of knowledge and experience towards meeting the day to day challenges of overseeing the management and operation of their respective communities.

Our objective is rather simple. We attempt to learn from one another as well as from invited guest speak-

ers who are highly respected professionals in their field of expertise. For example at our March meeting our guest speakers Rob Samouce & Al Gal brought us up to date on recent legislative changes that impact our communities. They discussed in detail the recent ruling by the Third District Court regarding the Adventura Management LLC v. Spiaggia Ocean Condominium Association, inc. case. This ruling will have a significant impact on all future Association decisions whether to move forward or not with foreclosure action.

We also invite government officials, elected or working directly for the County, to address topics that are timely & systemic to community associations. In future months we will be discussing various topics of interest, such as, landscaping/fertilization, lake management, financial management, contracting/purchasing and a host of other important subjects. We will bring in guest speakers who are experts in these fields to augment our discussions. We

will also continue to investigate how we can expand the competitive base for Cable & Internet providers. It's our intent to keep our readers, which will include associations, government officials/ agencies as well as local media, well informed on those issues that the CCPC is directly involved or concerned with.

We appreciate your support, stay tuned for future updates.

Paul Feuer, Chairman.

Our primary goal is dedicated to keeping our readers well informed

WHAT IS THE PRESIDENT'S COUNCIL?

The Collier County Presidents Council is an organization of representatives from contributing Property Owners Associations, HOA'S, Condominium Associations etc., within Collier County, providing a forum for presentation and discussion of common experiences, problem resolutions and events of pertinence to establishment and support of good management principles in the ongoing management of these types of organizations.

Guest speakers present information of general interest at our monthly meetings and the interchange of information between members on common experiences and exchange of resolutions to common problems is uniquely a hallmark of the Council. Members find this information exchange invaluable in resolving situa-

tions that other organizations have experienced and in identifying any pitfalls experienced by them in their resolution process.

We are not a Civic Association, are un-political and do not endorse entities or persons as a Council. We use our common influence to assist the design of good government practices that assist the day to day management of our respective organizations and/or present a common front to local officials where perceived impending bad government decisions can impact an individual member, a unified approach that usually can influence poor decisions for the better.

While we are not infallible, we are the sum of our membership skills and experience, an asset to the volunteer organizations we serve.

HOW COLLIER COUNTY DEALS WITH BLIGHT



Diane Flagg

One of Collier County's major successes in the current uncertain environment of foreclosures and abandoned properties is the proactive actions of the Blight Prevention Program. If one travels north of the county boundary you can find many examples of what happens

when there is no organization to deal with abandoned properties, neglect, overgrown lots, green pools, mold pervading the property and overall blight because electricity and water are shut off.

We are fortunate here in Collier County that the Code Enforcement organization under the able direction of Diane Flagg (photo above) has assembled Community Task Force Teams of enforcers, police and other involved agencies with the major objectives of preventing blight and managing compliance. They use the carrot and stick approach in determining who owns the property, taking action to empty pools, ensure landscape growth over 18 inches is cut, reducing mold conditions, determining who owns abandoned property and ultimately getting paid for the work they do.

In doing so a whole range of disciplines are invoked which is why the team approach has been necessary. They realized that most abandoned home ownership fell by default to the banks providing financing and approached most of the local banks to establish rapport and ownership. The banks have an involved interest in preventing properties they now own becoming blighted due to neglect and while the task force step in to prevent blight, the cost of doing so is laid off to the owner banks.

To their credit most banks cooperate with the task force and provide the wherewithal to pay for services rendered or take their own steps to maintain these properties.

The Community Task Forces are the major reason that we do not see blighted properties all around as is the case in other counties and the direction is largely due to the ideas, foresight and aggressive management which Diane Flagg has brought to the organization. This approach is unique to Collier County and the results are outstandingly impressive.

Last year five Community Task Force Teams conducted

over 167 neighborhood events in conjunction with "Neighborhood Clean Up Teams," combining homeowners, community associations and allied agencies. There were more than 1,000 vacant homes identified. Code Enforcement and Law Enforcement monitor these homes for potential criminal activity and deteriorating conditions that require any blight abatement not addressed by the property owner. The costs involved are billed to the current property owner, a lien being placed on the property if the bill is not paid to ensure ultimate reimbursement.

Since January of 2008 the total foreclosures filed in Collier County through 2012 is around 25,627. In 2012 an additional 1,999 foreclosures were filed. Interestingly, this is down from the peak rate established in 2009 of 8,386.

Since conception of the Task Force the total violations abated by banks and lenders is 2,774 at a cost paid by the banks of \$3,130,924.00.

Code Enforcement continues to work with instituting incentives for compliance, a concept whereby the director has established a process for settlement of outstanding code

enforcement liens which contain certain criteria, including the edict that the amount recovered will be equal to or exceed the costs incurred, which assists a potential new owner who may be deterred by the outstanding liens on a property they are looking to purchase or have already unwittingly purchased. The law clearly states if you own it you own everything including any liens and this innovative program enables a reasonable and positive result to these issues. On this innovative process alone Code Enforcement has recommended and the Board of County Commissioners has waived some \$9,936,570.00.

We have learned that unfortunately Director Diane Flagg plans to retire this year, a retirement well earned with grateful Community thanks.

At the recent POAP meeting Diane outlined a new venture which she plans to be involved with and that is the possibilities in creating controlled artificial reefs in the waters of the Gulf off the shores of the county and the City of Naples. She is excited about the new challenges and possibilities of this venture and we wish her every success.

MORE INFO? - www.colliergov.net/code

Preventive Blight Management, an outstanding example of a hugely successful county program

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CCPC EXECUTIVE

Paul Feuer	Chairman
Robert StCyr	1st. Vice Chair
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Bob Murray	VP County Affairs
David Trecker	VP State Affairs
Fred Rogers	VP Strategic Planning
Open	VP Membership

We're on the web!

www.colliercountypresidentscouncil.com

THE FEMA DFIRM



Robert Wiley

According to Mr. Robert Wiley, Principal Project Manager for the FEMA/Floodplain Section of the Planning & Regulation Natural Resources Department, all of Collier County is contained in the FEMA Flood Plain and subject to their mysterious codes depending on past weather statistics and probability modeling. Flood Risk Zones with mandatory flood insurance requirements are defined as

follows:

Zone VE: Areas along the coast subject to inundation by a 1% annual chance flood event plus storm induced wave action.

Zone AE: Areas subject to inundation by the 1% annual chance flood event determined by detailed methods.

Zone AH: Areas subject to inundation by the 1% annual chance shallow flooding where average depths are less than three feet.

Zone A: Areas subject to inundation by the 1% annual chance flood event lacking detailed hydraulic analysis and with no defined flood depth.

Flood Risk Zones without mandatory flood insurance requirements:

Zone X (includes both X and X500): Areas of moderate or minimal risk from the principal source of flooding in the area. The failure of a local drainage system can create areas of high flood

risk in these areas. Flood insurance is available in participating communities but is not required by regulation in this zone.

CHANGING THE FLOOD ZONE:

- IF the flood zone designation starts with the letter A or V
- And IF the lowest floor elevation AND the lowest adjacent grade are both equal to or greater than the base flood elevation
- THEN you can apply to FEMA for a Letter of Map Revision based upon fill (LOMR-F) or a Letter of Map Amendment (LOMA) (They really love these acronyms!)
- If the flood zone designation starts with the letter B, C, D, or X at a time fill is placed on a site to raise the elevation, the application will be for a LOMA

Note flood insurance is not required if the structure is entirely within one of the X Zones or there are no federal dollars (mortgage) associated with the structure. If there is a mortgage the lender may require flood insurance as a condition of the loan even if the structure is in a non-mandatory zone.

CONFUSED YET? You are not alone. Help is available:

Flood Zone Identification Assistance: 252-2942; 252-2389; 252-2390. or e-mail floodinforequest@colliergov.net,

Flood maps: www.colliergov.net/floodmaps then click the blue link to view DFIRM with Flood Zones.

IF all else fails: Robert Wiley, 252-5858, or e-mail robertwiley@colliergov.net