

# COMMUNITY PERSPECTIVES

OFFICIAL NEWSLETTER OF THE COLLIER COUNTY PRESIDENTS COUNCIL

Volume 3, Issue 2

April, 2015

## THE COMMUNITY ASSOCIATION UNDERBELLY

**A**t an upscale community things were going well. The common areas are well maintained, the tennis courts were active and the clubhouse and pool were all active and being well utilized. The Association Board were active, had good control of expenses with solid reserves to avoid special assessments. Board meetings were quiet with few attendees from the membership and dealt mainly with routine maintenance situations and general management issues. There were some on the Board who expressed concern over the apparent membership apathy as demonstrated by the small attendance at Board Meetings but the general feeling was that the association had a professional board and the board had made good choices of officer appointments, were comfortable with a popular President who had retained the position over many years of service. Election time was approaching and requests for Board nominations had produced some new and unknown nominations, some from new community members. The President and several directors were also applying for new terms and the number of new nominations was an unusual event even as the turnover of members throughout the year had not been unusual.

The current Board did not perceive any problem in getting reinstalled largely due to the well run reputation the association enjoyed and thus were surprised when rumors of malpractice and misuse of association funds began circulating, directed at the sitting President.

There were actually no problems of this nature, the association accounts were well audited, accounts were available to members who wished to examine them and the directors felt confident the rumors were just that and would be discounted. Then, at the next board meeting, there was an unprecedented attendance of members demanding to know what was going on, blatantly accusing the President of misusing funds almost to the point of accusing him and other directors of stealing. Clearly, something was happening that this board had not encountered and the election was fast approaching.

Through diligent questioning the source of these accusations it was determined that they emanated from the spouse of a new candidate for board position. Upon being challenged by the President the originator of the stories apologized and withdrew the statements. However, the apology never ever approached the circulation of the rumors and at the election the composition of the board was changed significantly and not for the better.

### *Inside this issue:*

Association Underbelly	1
The CCPC Chairman's Column	2
POAP 2015	2
Recent Presentations	3
News You Can Use	4

### **Special points of interest:**

- Board Vulnerability
- 2015 POAP Meeting
- Legislative Awareness



## THE CCPC CHAIRMAN'S COLUMN



**Y**ou've heard the expression, "There is always strength in numbers." That couldn't be any truer when it comes to community association issues. By representing thousands of Collier County homeowners we are capable of creating a synergy that's far greater than any individual effort that a single community can attain.

The CCPC has been successful over the years in working together with County Officials as well as Commissioners so that we can better represent our communities. At the same time we have conducted workshops and brought in experts as guest speakers to discuss common concerns of any community, small or large. Water/lake management, landscaping, financial management, bulk cable/internet/phone contracts, represent a small sample of the type of subjects that we cover.

The CCPC is trying to beef up its membership to ensure that we have a stronger voice in Collier

County. At the same time we are able to provide our members with an opportunity to become even more efficient and effective in managing their community.

You don't have to be the President of your association to attend our meetings. Any designated representative may attend. In fact we encourage Property Managers to participate.

We are now offering a special arrangement. Join now and pay a fee of \$50.00 and your membership will be good throughout 2015. The normal annual membership fee is \$125.00.

Members are encouraged to share their successes and the things that perhaps did not work as planned.

Our scheduled speakers for April & May are Barry Williams, Collier County Director of Parks & Recreation in April and Allen Weiss, CEO, NCH. In May. Why not join us at our April meeting to be held at the Chamber of Commerce located at 2390 Tamiami Trail North, on April 10 at 9:00 AM.

Our meetings normally run approximately 2 hours and coffee is on the menu.

Look forward to greeting you

Paul Feuer, Chairman, CCPC

## THE 2015 P O A P MEETING

**F**ebruary 27, from 9:00 am to 12:00 pm saw the annual County run Property Owners Association Presidents meeting. These meetings are crammed full of information over a wide range of County operations and future planning. The pace is fast and presenters are hard pressed to keep to their time slots but it is all fascinating and interesting and clearly presents a well managed operation.

Following a welcome from Nick Casalanguida, County Administrator, the subjects covered ranged from Transportation Projects, Floodplain management in the Land Development Code, a Foreclosure update and discussion on sign holders along with the vehicle for hire issue from Code Enforcement, The needs of

maintenance for storm-water facilities, a inciteful presentation from the Hearing Examiner, the syayus and requirements for Licensing and Permitting, followed by an informative presentation on the issues of Solid and Hazardous Waste disposal and an interactive discussion on permitting and development activity.

All this in a three hour period that was fast moving, entertaining and informative.

Question time on each of these activities allowed attendees to raise their specific issues and interesting discussions as these were pursued.

We took advantage of the many associations represented to introduce attendees to the Presidents Council and distributed many brochures among potential new members and will follow up to promote the many Council activities.



## RECENT PRESENTATIONS



**W**e kicked off our January meeting welcoming our newest County Commissioner, Penney Taylor. Penny has been very active in the area over many years and in several differing roles which

have ensured she is well versed in the practice of politics, applying reason and logic to the necessary decision making the assignment requires.

She expressed her feelings of getting her feet under the county table and the learning curve this assignment presents to her. She commented on the financial state of the county, indicating the increasing property values and the impact they have on county tax revenues, along with a 1.6% reduction in unemployment with a current rate of 5.5%. She expressed her feeling that the county had weathered the recession professionally and that little effect had been observed by the Collier population despite the severity of the actions taken.

She discussed the discourse over fracking and the fact that Collier government is unable to regulate environmental laws as these fall under State jurisdiction.

She responded to a wide range of questions and emphasized the power of the CCPC to positively influence the actions of county management.



**O**ur February meeting was enhanced by a fast moving presentation by the Collier County Clerk of Courts, Mr. Dwight Brock. An impressive career background

as prosecutor has prepared Mr. Brock to defend the sanctity of the County Commission often despite their protests. He stated his case firmly and with conviction that his duty to the county taxpayers is to ensure payments he is asked to pay meet the strict boundaries established by the statutes and should they not, he doesn't pay them. His presentation was laced with an inimitable sense of humor which provided a lively and extremely interesting insight into the inner world of the county

activities and he clearly enjoys his job.

A major part of his presentation was insight into the tremendous amount of information available from the Clerk's web site and with the aid of his able assistant Bob St. Cyr, demonstrated the ease with which this is made available to anyone wanting copies of almost anything concerning county and court actions that are in the public domain without the cost normally associated with hard copy requests.

An extremely informative and entertaining presentation.



**M**arch graced us with the presence of the Collier County Property Appraiser, Mr. Abe Skinner, ably supported by two team members. He commenced his discussion with the story of how he had saved his marriage by the installation of

hearing aids, a not uncommon problem among our membership!

He stated at the outset that he is not responsible for our taxes. He is responsible for the sensible evaluation of our property values which are then passed to the County Tax Collector to establish the County Budget. He described the methods employed by his department as averaging the sales of several different properties of similar build in order to arrive at an overall appraisal. He pointed out that someone who had got a good deal below the average price when buying their home would always complain the appraisal in his case was too high while the unfortunate who overpaid was very happy with it. By and large the average is the fair way to conduct appraisals.

He reviewed the huge fluctuations which became apparent during the recent downturn and the substantial impact the lower appraisals had had on County Budgets and the strict disciplines this had enforced on County Management to reduce costs. He was happy to report that things are on the upturn with home prices increasing rapidly and consequently higher appraisals.

With his colleagues he reviewed the current burgeoning home market pricing and the impact on the Collier County environment.



Collier County Presidents Council  
P.O. Box 8853  
Naples FL 34101

E-mail: [ccpcnaples@gmail.net](mailto:ccpcnaples@gmail.net)

Newsletter input: Fred Rogers : 239-353-4458 or  
Email to [frog@doulaman.org](mailto:frog@doulaman.org)

#### CCPC EXECUTIVE

Paul Feuer	Chairman
Jeanie Bicanich	1st. Vice Chair
	2nd. Vice Chair
	Treasurer
Bob Murray	County Affairs
David Trecker	State Affairs
Fred Rogers	Strategic Planning
	Membership

We're on the web!

[www.colliercountypresidentscouncil.com](http://www.colliercountypresidentscouncil.com)

Membership in the Collier County Presidents Council is open to representatives from any Collier Community Association. A small annual fee assists us in presenting many programs of benefit to communities and fight for collective representation on your behalf.

#### NEWS YOU CAN USE

**T**his is the time of year when in Tallahassee decisions are made which can have some nasty results to homeowners in Florida.

The Legislation is in session and lobbyists and politicians are kicking up a storm to secure the best deals, many of which are not for the benefit of the voting population but for the special interest groups be they commercial or political.

It therefore behooves us to pay careful attention to what exactly goes on in this process and to do what we can to influence those decisions which can inflict pain on our ability to provide service to our communities.

Some of the proposed legislation never gets beyond committee stage largely due to the actions of those

true of heart acting on our behalf or those organizations such as CAN that lobby on our behalf for the supportive legislation that assists us in our various associations to do our job. But the competition is fast and furious.

As usual there are many bills battles being fought and it pays to keep a firm eye on those which can impede our efforts. Even those Representatives we anticipate will support our efforts can sometimes have their efforts hi-jacked by the special interests.

Fortunately, we can track the progress of the legislation by logging onto [myfloridahouse.gov/bills](http://myfloridahouse.gov/bills). This allows us insight into what is happening and alert to any nasty's coming down the pike that need action in time to register our positions, take evasive action and avoid any unpleasant bills become law.