

Coach Home II @ Treviso Bay Quarterly Newsletter

Year 2018 - Quarter 2

Wildlife in Casoria Court

Alligators: These pictures were taken about a couple months ago during the mating season of the alligators. The gentler one left Casoria Pond and went to the Canal over the berm. But the other one got a bit too aggressive and ended up behind one of our neighbor's front gate!

Make sure you keep your garage doors close, otherwise you may end up having gators entering your garage!

The Icon Management has been informed of the problem and a removal request has been submitted. According to Gabby Vail, All Nuisance Wildlife has been tracking the gator and has been trying to remove it. As soon as he is removed Gabby will provide us with the update. FYI, this service is provided by Master HOA at no cost to us!



Lubber Grasshopper: Casoria Court is known for its huge grasshoppers called "Lubber Grasshoppers". These grasshoppers grow to be as big as about 3" long and 1" wide! They build nests in the in the trees around our homes and crawl on our screens, garage doors, and stroll on our side walks!

You can find lots of information about these grasshoppers at many websites, for example:

<http://entnemdept.ufl.edu/creatures/orn/lubber.htm>

Based on discussions with the Landscaping Crew, we cannot control the grasshopper population nor their existence. But CHII will budget for a spraying early in the season to try and target their nests and curb their population in the area. However, once they do appear there is no cost effective spraying method that can be applied.



Quarterly Maintenance Fee

Just a friendly reminder that the CHII 3rd Quarterly Maintenance Fees was due on July 1, 2018. If you have not yet made the payment, you can mail your check to:

**Coach Homes II at Treviso Bay Condo Assn, Inc.
PO Box 63484
Phoenix, AZ 85082- 3484**

Or pay online at: https://caliber.cloud/caliberweb2_SpiresAssoc

The following provides the HOA Fees Collection Procedures for Coach Homes II at Treviso Bay.

A. 15 days delinquent - A past due notice is sent from Spires. (The past due will state the account will be turned over to legal collections if not paid in 15 days

B. 45 days delinquent - The account is turned over to the attorney. The attorney will mail out a pre-lien letter with the account balance and will include the interest charges

C. 75 days delinquent - The attorney will place a lien on the property

D. 135 (4 1/2 months) delinquent - The Board will review foreclosure options on a case by case basis.

****Note: All attorney fees will be charged to the unit account. The association would only be responsible for attorney fees if the owner defaulted on their loan and the mortgage company gets the unit in a bank foreclosure action. The mortgage company would then only be responsible for 12 months of past due assessments.**

CHII Water Usage

Our records show that the water usage at CHII is unusually high! We are look for CHII volunteers to monitor water usage by building in case we had a problem we could pinpoint it by building based on readings

Rules, Regulations, Procedures Updates:

During the last Quarter, the ARC committee met and recommend revisions and additions to CHII ARC documents. The revisions and additions were approved by the CHII board. The new ARC allows you to add personal touches to the entrance of you home, and on the sides of your garage doors. However, there are still guidelines that define the type of additions can be made to these areas.

Currently the CH II ARC Committee is working on changes in the condo documents to allow for propane and charcoal grills. The updated CH II ARC document is he Tropical Isles (Caliber) Portal, Owner, Documents, Rules & Regs folder on the left.

Or at https://www.caliber.cloud/caliberweb2_spiresassoc#/landing/documents and then Rules and Regs folder

If you receive an ARC Violation Notice, please make sure you address it. Failure to address the violations can result in fines and/or reimbursement costs associated with the CHII association having to take action in order to resolve the problem.

Door Key Collection:

Make sure that Icon Management Office has a door key for your unit in case of an emergency. Only Tropical Isles would have access to keys along with board members **only** in an emergency situation.

Treviso Bay Master HOA Turnover Inc.

Purpose: TB Master HOA Turnover Inc., a non-profit organization, was formed in March 2018, to assist the entire Treviso Bay Community during the Master HOA Turnover process. **The Turnover date is on September 29, 2108.** In the next couple of months, via mail and/or email, you will be informed of the important dates and activities about the Master HOA Turnover.

Fundraising Period: In April 2018 the organization started to conduct a fundraising activity to acquire the necessary funds to hire professional services such as undertaking an Engineering and Reserve Study to review all Capital Items such as the bridge, buildings, roads, fountains, etc.; CPA advice; and legal assistance. The organization managed to meet its fundraising goal at the end of June! During these three months **540 Treviso Bay residents donated a total amount of \$59,850!**

The Casoria Court Board of Directors would like to thank Casoria Court residents for their participation in this important fundraising effort. **All Casoria Court donors who have donated money are recognized in the listing provided below:**

Casoria Court Donors List			
No	Last Name(s)	First Name(s)	Address
1	Airey	Michael & Denise	9477 Casoria Court #101
2	Axinn	Barbara	9468 Casoria Court #202
3	Bohrer	David & Pat	9469 Casoria Court #102
4	Bonacuso	Thomas & Marianne	9485 Casoria Court #201
5	Camarato	Gregory & Patricia	9464 Casoria Court #201
6	Cammarano	Robert & Susan	9481 Casoria Court #202
7	Cannone	Peter & Susan	9489 Casoria Court #202
8	Caram	David & Beverly	9464 Casoria Court #202
9	Claypol	William & Camilla	9485 Casoria Court #102
10	Conway	Timothy & Sheryl	9473 Casoria Court #101
11	Dahringer	John & Mary Jane	9472 Casoria Court #101
12	Decker	Lawrence & Louise	9472 Casoria Court #102
13	DiSalvo	Leonard & Guylaine	9379 Casoria Court #202
14	Foster	Mark & Barbara	9473 Casoria Court #202

<i>Casoria Court Donors List, continued</i>			
No	Last Name(s)	First Name(s)	Address
15	Gibney	Timothy	9469 Casoria Court #101
16	Halpin	Neil & Deborah	9493 Casoria Court #101
17	Hutchinson	Larry & Heidie	9497 Casoria Court #102
18	Iacovantouno/Dale	Joseph	9484 Casoria Court #102
19	Klein	Roy & Shari	9476 Casoria Court #202
20	Lawson	James & Deborah	9493 Casoria Court #102
21	Lowenhaupt	Philip & Cathy	9465 Casoria Court #201
22	Maltz	Derek & Patricia	9484 Casoria Court #201
23	McGee	Brian & Lori	9464 Casoria Court #101
24	McGuire	William & Susan	9497 Casoria Court #101
25	Michno	Ricahrd & Rosemary	9496 Casoria Court #202
26	Montgomery / Click	Bill G. & Tim	9489 Casoria Court #201
27	O'Brien	Thomas & Doreen	9492 Casoria Court #101
28	Plewes	Janet	9481 Casoria Court #102
29	Routh	Susan C.	9465 Casoria Court #101
30	Shaheen	Michael & Robyn	9480 Casoria Court #202
31	Studor	Curtis & Sharon	9468 Casoria Court #102
32	Sullivan	Jerry & Barbara	9485 Casoria Court #101
33	Vest	Jerry & Ann	9492 Casoria Court #102
34	Vest / Russo	Jeremy & Nicole	9492 Casoria Court, #102
35	Weber	Patrick & Jennifer	9469 Casoria Court #201
36	Welch	Geoffrey	9464 Casoria Court #102

Casoria Court Board of Directors would also like to thank the CH II residents who have served in the various TB Master HOA Committees. The following provides a list of CHII residents and the committees they have served in:

<i>Casoria Court Residents and Committees List</i>		
No	Name	Committee(s)
1	Caram, David	Operations - Member
2	Hutchinson, Heidie G.	Communications-IT – Chair Finance – Member Food and Beverage – Member Steering – Treasurer
3	Hutchinson, Larry G.	Operations – Member Maintenance - Member
4	O'Brien, Tom	Food and Beverage - Member

A copy of the Steering Committee's last report, containing the reports submitted by its sub-committees, published on June 12, can be accessed www.trevisobayhoa.com, Members tab, Master HOA Turnover, or at: <https://cdn.cybergolf.com/images/1316/HOA-Update-2.pdf>

Note: If your name is missing from either one of the above two tables please contact an email to Heidie Hutchinson, email: Heidie.hutchinson3@gmail.com.

COACH HOMES II @ TREVISO BAY CONDOMINIUM ASSOCIATION INC

https://caliber.cloud/CaliberWeb2_SpiresAssoc

Board of Directors:

Geoffrey Welch – President •• Robert Cammarano – Treasurer •• Heidie G. Hutchinson – Vice President/Secretary

TROPICAL ISLES MANAGEMENT SERVICES INC.

12734 Kenwood Lane, Suite 49, Fort Myers, FL 33907, Phone: 239-939-2999

Don Roedding – Manager

Jennifer C. Worthington – Assistant Manager, jennie@tropicalisles.net 239-939-2999 ext. 218