

## THE COVE CHRONICLE

### PRESIDENT'S MESSAGE



#### BOARD OF DIRECTORS

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kblyth1@hotmail.com

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ro.ambrose@gmail.com

It is hard to believe that 2009 is over, and we managed to not have a major storm, a very positive thing as this should help keep our ever-rising insurance rates in check. We had a very busy year again in Tarpon Cove with most of our efforts going into the Marina Project which has finally been completed. On another very positive note we were able to reduce our monthly maintenance fees for 2010. This is the first time in my twenty years that I have seen them actually go down. Not much but everything counts these days. If you have not had the opportunity to see the Marina, you will be very impressed. The Marina has a new fresh look that will last for many years. The Brazilian hardwood will fade into a very light gray, and when it gets wet it will return to its dark reddish-brown natural color. The lighting provided by the new lighthouses makes it look even better at night.

The grounds took quite a beating this past winter and spring with the draught and the watering restrictions. We lost a lot of grass, and the weeds really took over in some areas. As a result of this, Greenview, our landscaping company, got us a deal on some fresh grass plugs and did a major replanting of the high traffic areas. They are really taking hold and starting to cover very nicely. The irrigation pumps on both our wells failed this summer. One of the wells is shared with Mariner Village and one is used exclusively for Tarpon Cove. We installed new stainless steel pipes and pumps on both wells, and the pressure is back to normal so we should get good coverage this winter. It is important to note that our grass and plants rely almost entirely over the winter on the irrigation system so when you see problems please write up a work order.

The gatehouse also got a facelift with a new paint job and a major replanting of the entrance shrubs and plants. It has been a long time since we did any upgrades on the entrance landscaping, and the new planting should give us a brighter more colorful appearance.

Rod was very busy this summer as well, not only with the Marina, but with some in-house projects. The never-ending battle with power washing the steps and walkways got back on track this fall after the watering restrictions were lifted, and we hope to have most buildings redone in the next few months.

On behalf of the Board, I wish you all the very best for the New Year, and I hope you are looking forward to another great year in our fabulous community.

Ken Blyth, President

WELCOME

BACK

SNOWBIRDS

## SOCIALLY SPEAKING

The 2009-2010 Season started off on a very sad note.

The death of Diane Radcliffe affected everyone in the Cove as well as a myriad of others who knew and loved her. She left us with a spirit of love and good will to all. She was TARPON COVE. She may be gone but she will never be forgotten.

The official Social Committee party began with the customary Halloween party. Every year creative abilities are demonstrated by the unusual costumes. Most participated with great enthusiasm.

The music was played by Bill Buxton, singer and guitarist. He commented that of all the events he has played at, ours were the best and most creative costumes.

Retired Colonel Janet Freudenrich & Chi Kelley presented another video presentation of past wars including the roles of women in the service. Herman Heilman lightened the mood by his army experiences. Some were retold and new ones were added.

The Trim-the-Tree party in the Clubhouse created a spirit of Christmas. Many residents cheerfully participated. Our Christmas Dinner catered by Percy and his industrious elves presented a culinary delight enjoyed by all.

The following events are preliminarily planned as follows:

WEDNESDAY NIGHT AT THE MOVIES	STARTING JANUARY
INTERNATIONAL NIGHT	Sunday, March 7
VALENTINES PARTY	SUNDAY, FEBRUARY 14, 2010
SUPER BOWL PARTY	SUNDAY, FEBRUARY 7TH
ST. PADDY'S DAY PARTY (MUSIC BY BILL BUXTON SINGER & GUITARIST )	WEDNESDAY, MARCH 17 <sup>TH</sup>
FAREWELL SNOWBIRDS	Saturday, March 27
KENTUCKY DERBY	SATURDAY, MAY 1ST

## *A SPECIAL THANK YOU*

The Association wishes to express its thanks to Terry Roberts, Unit #36 and Dick Terrell, Unit # 47 for their time and effort in helping with the reconstruction of the Marina.



## Board of Directors Update

At the Board's November meeting it was voted to end the management portion of the Association's contract with Greenacre Properties and to appoint a manager who shall be an employee of the Association. As a result, Ms. Debbie S. Alcocer will join our office staff the first week in January 2010.

Debbie joins us with extensive business experience in property operations management, computer science, sales and marketing, and also holds a real estate broker's license.

Greg Olson, who has been our Greenacre manager for the past twenty-one months will be remaining with his employer and will overlap with Debbie during January so as to effect a smooth turnover. Greenacre Properties will continue to handle the Association's bookkeeping and accounting functions for the foreseeable future.

The Board estimates that this change once fully implemented will reduce the Association's management and administrative costs by \$15,000 annually.

Please join the Board in welcoming Debbie to our Community. When you have an opportunity, please stop by the office and introduce yourself.

### TARPON COVE TALK MESSAGE FORUM

At the last Board meeting it was determined that a way for people to communicate on the Internet would be helpful. Chi Kelley volunteered and has set up a place for people to share ideas in discussions, post photos to share with others, and view a calendar of Tarpon Cove events. Several sample topics have been set up and sample photo albums.

To view what you will see on the Internet go to: <http://www.chikelley.com/tctalk.htm>.

To gain an access user name and password as a guest, email: [chikelley@yahoo.com](mailto:chikelley@yahoo.com).

*This is Chi's private effort and not a function of the Association. Continue to send job requests or comments or questions to the Tarpon Cove Office.*



### **ARCHITECTURE COMMITTEE**

All changes to your unit that can change the outside appearance of the unit need to be approved by the architecture committee. These include new windows, hurricane shutters, etc. Please inquire about the process at the Business Office.

Lynne Toth, Chairperson  
Architecture Committee



## MARINA NEWS



The long awaited and much needed Marina replacement has been successfully completed. The entire structure and 62 pylons were replaced. The fastening system was done with stainless steel materials so the Marina should be around for many years. The decking material is a Brazilian hardwood called IPE, and it is reported to have a life expectancy of 25-30 years. The new water and power stations look like small lighthouses, and they not only supply the water and power to the individual slips, they also provide very nice lighting for the dock at night. If you are unable to look it over in person, you can go to our web site as we have posted some photographs of the project.

### MARINA SLIP RENTAL UPDATE.

At its last meeting the Board of Directors agreed to investigate and, if possible, open the Marina to non-Tarpon Cove owners. The Marina has at present fifteen open slips, and unless this can be reduced it will result in a Marina revenue shortfall of about \$14,500 for 2010. The Marina slip rental fees are determined by taking all the costs of the Marina operation and reserve funding and then dividing by the number of slips which total 61. All empty slips are then paid for by the general fund or through our maintenance fees.

After investigation it has been determined that in order to rent slips to non residents, the Marina would have to be changed from a private marina to a commercial marina. The cost of doing this and the implications on insurance and privacy concerns are thought by the Board to not be in the best long term interest of Tarpon Cove. As a result, the Marina will remain private and only residents of the Community will be permitted to rent slips. This will allow rentals to owners and renters in Mariner Village which includes the thirteen free-standing homes and four town homes. Clear criteria will be established for any renters in this group.

At the time of writing this article we have no one in the Mariner Village group who has expressed a interest in renting a slip.





## LANDSCAPE COMMITTEE

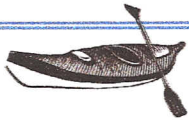


Our landscaping committee will be active soon after the Christmas Holiday season. Our “old timers” are chomping at the bit just to get back into the swing. New volunteers are always welcomed to our group of dedicated gardeners.

We will be replacing some of our shrubs that have dried out from the drought season and others that were removed due to construction projects.

The Main Gate area will be seeing new plantings by our landscape contractor as directed by a joint Mariner Village/Tarpon Cove committee. Suggestions are surely accepted by the group. Check with our office staff

Mike Golia



## KAYAK PLATFORM



The long awaited kayak launching platform has been installed as part of the marina project. The new community amenity was paid for by donations of several owners and has been in the works for five years. We have also made a storage facility under building #1805 with an access door to allow easier removal and storage of your kayaks. Kayaking has become one of the fastest growing sports in the United States, and we hope this new facility will provide a opportunity for all association members to enjoy the beautiful waters around our Community.

### IN MEMORIAM

On April 30, 2009, Andre Leitch (1810 Mariner Drive, # 301) passed away after a ten-month battle with cancer. Andre was a young 58 years of age. We would like to *offer* our thanks to all of our friends and neighbors for their wonderful support to, and *concern for, our small family during his illness and recent passing.* Andre loved his many visits to Tarpon Cove over the past 28 years -- especially the time he spent at the end of his fishing pole. He would want us to express our gratitude to all those who showed him kindnesses over the years and to wish them a long and happy life.

Charles and Diane Ponee

The following Tarpon Cove residents have recently passed away:

Bob Foley, 1813, Unit # 145 died 9/26/0909

Lawrence W Abbott, 1800, Unit # 8, died 5/25/09

Frank W. Stillo, 1813, Unit # 144, died 8/14/09

We would like to extend our sincere condolences to their friends and families.

### WELCOME TO NEW TARPON COVE OWNERS

James P. and Carolyn M. Flaherty, Building #1801, Unit # 13

James J. and Sandra D. Woodcock, Building #1811, Unit # 127

Dennis Martino, Building #1810, Unit # 407

**DIANE RADCLIFFE MEMORIAL  
TENNIS TOURNAMENT**

**TO BE HELD AT TARPON COVE AND MARINER VILLAGE IN EARLY 2010**

As most of you probably know, for the last several years tennis players from Tarpon Cove and Mariner Village have held a tennis tournament in the late February/early March time frame. This wonderful joint community event first started up and came to be a success notably due to the efforts of Diane Radcliffe. Diane's tireless volunteer work on it plus, of course, her outstanding caliber of play, made every year's tennis activities truly memorable.

Now, to commemorate her spirit and contributions, we have decided to name the annual tournament in her memory and also include in the format the opportunity for all members of our two fine communities to donate an amount of their choice which will go towards a contribution to a charity that was special to Diane. Players can give their donation by adding any amount to their entrance fee, and others, including all the residents of Tarpon Cove and Mariner Village, can also give an amount of their choice. There will also be an awards luncheon at the end of the tournament which all can attend.

So, please look for the detailed announcements about this event when the dates are finalized, and please give generously when the time comes. Thank you very much for your consideration to this worthwhile venture.

**Diane Radcliffe**

*September 10, 1943 – November 2, 2009*

Our beloved neighbor, Diane, lived in Tarpon Cove since July 1989. Everybody knew her as she flashed them a smile, and they enjoyed the sparkle in her eyes and her always generous spirit. She was the first one up to dance or sing and have a great time. She was a dynamo, full of energy, volunteering for projects in the Community, and was the first to suggest we have a party.

Diane was born in Newport Rhode Island and grew up in Holden, Massachusetts. She was a graduate of Worcester State Teachers College and taught kindergarten and first or second grade for 31 years. Many times she told us how much she loved teaching. At Tarpon Cove she was Social Director for many years and an active member of the tennis community. She loved to sing with her *Sweet Adeline* group and sang with them in Germany, Italy, and Greece. She also sang with a chorus that performed in England, Ireland, Scotland, and Wales, as well as at Carnegie Hall in New York City. She married Don Radcliffe on June 7, 1994. She took many trips and cruises with friends and Don and always had a zest for life and adventure.

Diane left us with a memorable credo, *"Take the Best and Leave the Rest."*



## NOTE OF THANKS

### To All Our Friends and Neighbors in the "Cove"

Just a note to thank each of you for the many thoughts, prayers, cards and kindnesses expressed during Diane's illness. You made life bearable during this very difficult time. The celebrations of her life over the last year and a half culminating with the memorial service, which so many of you attended, were a beautiful tribute to a beautiful lady with whom I was privileged to spend the last 15 years with in her dear Cove condo with the million dollar view.

Thanks so much for all you have done for us.

With deep affection,  
*Don Radcliffe*

### **A WORD OF CAUTION**

#### **REGARDING NEW AIR CONDITIONER INSTALLMENT**

**Installation of new air conditioner units requires that the home owner secure a Permit from the City of Tarpon Springs.**

### **WATER USAGE SAVINGS "BATHROOM TALK"**



The water usage for Tarpon Cove is steadily rising. The cost of city water for the year is budgeted at \$66,000.00. Our irrigation system is run from our two wells and has nothing to do with the city water expense. The cost of water like most things has been increasing year after year. In the past it was what we considered an uncontrollable expense and just adjusted our budget to the rate the city gave us. During our ongoing research on how we can get our costs down we looked at the water again and see opportunities to get some real savings.

Rod Murray pointed out, after he was trying to fix a leak in a building, that the toilet flapper valves in three of the units above the leak were defective and a steady stream of water was passing through the down pipe when the toilets were not being flushed.. This is water that we are being charged for that is going into the sewer system without being used. We would strongly recommend you check your flapper valves in the toilets and replace them. It is a very simple procedure. If you have a problem Rod will assist you as needed. This sounds like a small issue, but we have about 364 toilets and this adds up fast. The other major savings can be gained by installing low-flush toilets that use half the water of the old style and are very efficient. If you research this, you may see savings on rebates from the city. I personally put in two of the low flush toilets and was nervous as I had heard complaints but to my surprise they worked extremely well and use very little water. I think this is enough "bathroom talk" for now, but please look into this as water is a big expense in our maintenance fees and every little bit helps.

Ken Blyth, President

**TARPON COVE PERSONNEL**

**PROPERTY MANAGER**

Debbie Alcocer — [debbie.tcove@gmail.com](mailto:debbie.tcove@gmail.com)

**OFFICE ADMINISTRATOR**

Bob Poll — [bob.tcove@gmail.com](mailto:bob.tcove@gmail.com)

**MAINTENANCE PERSONNEL**

Rod Murray & Roger Culler

**OFFICE HOURS**

Monday — Friday ..... 9:00 AM to 5:00 PM

**TELEPHONE / FAX NUMBERS**

TELEPHONE ..... (727) 934-1172

FAX NUMBER..... (727) 938-4787

**EMERGENCY / AFTER HOURS**

GATEHOUSE.....(727) 934-8824

**WEB SITE:**

**[www.tarponcovecondo.org](http://www.tarponcovecondo.org)**

Newsletter Produced By: Helen Haworth, Providence, RI

**FRIENDLY REMINDERS**

- ◆ Rental of your unit can only be done on a minimum of three months. No short term rentals are permitted.
- ◆ The Office must be notified when guests are using your unit in your absence.
- ◆ You are required to notify the gate when you are having guests or contractors to your unit. The gate attendants are not responsible to call your unit and may turn away your visitor or contractor.
- ◆ You and your guests are requested to clean up after using the pool and BBQ areas as we have no staff assigned to these functions (i.e., lowering umbrellas, returning chairs, turning off and cleaning the BBQ).
- ◆ Guest and renters are not permitted to have pets on the property.
- ◆ Only owners, renters, and registered guest are permitted to use the pool and other facilities.
- ◆ Report any problems or deficiencies on the property to the office.
- ◆ Please continue to recycle. It saves us all \$\$\$\$\$

**REMEMBER — MAXIMUM SPEED LIMIT IS 20 MPH.**

**TARPON COVE CONDOMINIUM ASSOCIATION, INC.**

**1531 WEST KLOSTERMAN ROAD**

**TARPON SPRINGS, FLORIDA 34689**