

Board of Directors Meeting  
Whiskey Creek Civic Annual Association  
May 8, 2024, at 6:00 pm – 7 pm  
Board Meeting

**Call to Order**

Roll Call at 6:03 PM

Absent

Melissa	Seth	Cole
Wyler	Kyle	Paul
Jessica	Sally	Amy

Jim

Directors' introductions – Welcome, overview, and votes needed are highlighted.

Last Board meeting until September

**Officers Reports**

- Secretary's Report – *Kyle DeCicco (Vote needed for board minutes)*
  - Notes sent out with Agenda for review.
  - No questions or comments regarding the previously months meeting minutes.
  - Wyler made a motion to approve.
  - 2<sup>nd</sup> by Seth.
  - All in favor. Motion passed.

- Treasurer's Report – *Melissa Metzger (Vote needed for financials)*

Whiskey Creek Civic Association

Treasurer's Report

As of April 30, 2024:

Total Assets: \$153,413.75

(\$47,932.70 SanCap cking, \$107,980.07 SanCap MM and \$1,326.47

PayPal)

Cash flow for the reporting period (4/1/24 to 4/30/24) showed

Income/Deposits: \$4,111.82

Expenses/Debits: \$1,332.20

Net Gain: \$2,779.62

Prepared by Melissa Metzger 5/7/24

- No questions or comments regarding the treasurer's report.
  - Kyle made a motion to approve.
  - 2<sup>nd</sup> by Wyler.
  - All in favor. Motion passed.
- Website – Have there been any problems since going live that need to be reported

- *No issues with the website reported.*
- *Utilizing a surcharge for PayPal is still being discussed.*
- *News Distribution - Seabreeze Communications Update*
  - **Steven Miller – New owner**
    - *Introduction and Presentation from the new owner.*
    - *Introduction from Steven and his wife, details on their background. Strong background in Nationwide Nursing Publications.*
    - *Strong emphasis on digital publications.*
      - *News Week is a good example of possible changes to come.*
    - *Email blasts will be private and secure.*
    - *Discussion was had regarding timing of a transition to a more 'digital' platform and the best course of action to obtain more community email addresses and household contacts.*
  - *Public Notice of meetings*

### **Committee Reports - Updates**

- **Membership – Sally Gins**
  - *Membership campaign*
  - *30 new members for the month*
  - *324 members total*
    - **Membership Campaign Newsletter – in replace of President's letter**
      - *Feedback*
      - *Do we want to do this again in this summer*
    - **Multiple mailings to the community – Update**
    - *Sally presented a “post card” style mailer to try to attract new membership.*
      - *The board liked this option*
    - *Sally presented an idea to host a “Membership Appreciation Night” and requested a \$2,000 budget.*
      - *Kyle made a motion to approve the event and cost*
      - *2<sup>nd</sup> by Wyler*
      - *All in favor. Motion Passed.*
- **Community issues –**
  - **General Maintenance -**
    - **Committee established.**
      - *Wyler / Paul / Sally / Kyle / Jim*
        - *New proposal from Tidewater - Discussion*
      - *Kyle made a presentation regarding the “Median Enhancement Project”. All documents are included at the end of these minutes.*
      - *It was decided that further information needed to be requested from Tidewater (tree trimming budget and additional details).*
      - *Wyler was going to speak with one other company to received another bid of similar scope of work.*
      - *Upon receiving two bid, a meeting will be held with Josh Malo and others associated with the MSTBU.*

- Wyler made a motion to approve continued discussion and to post the first bid from Tidewater.
  - 2<sup>nd</sup> by Jim.
  - All in favor. Motion Passed.
- Josh Malo - *MSTBU Coordinator* for Lee County – signs and general maintenance, medians
  - Update on scheduling this meeting
  - Update on Bob Beville meeting
- General Maintenance
  - McGregor
  - College or deed restrictions that are more noticeable / better lighting.
  - Enhance both structures.
  - Small median / College entrance
  - MSTBU Projects
- Deed Restrictions – *Seth Hartt*
  - Send a neighborhood letter highlighting the deed restrictions / property maintenance.
    - Updates – nothing noteworthy.
- Insurance Committee /Advisor – *Paul Copeland*
- Social Media – *Jessica Nolan*
  - Update on social media / FB page
  - Newspaper Sales
  -
- Events Committee- *Wyler Gins*
  - Event updates – Was the request made to the Club for the following
    - **Fall Fest / Christmas Parade / Chili Cookoff / Summer Bash / Golf Tournament / Others**

*Wyler will request a date of Friday September 6<sup>th</sup> for the golf tournament.*

*This year the proceeds will be given to (50% - Captains for Clean Water and 50% will go towards the Median Enhancement Project)*

### **Public Comment**

*Jim read a comment from Mark Frazner. Mark was requesting a bird nesting platform located on the west side of the lake.*

*The board would like to see additional information provide by Mark before we can come to a decision.*

### Approved initiatives for 2023 –

- Entrances / Structure/lighting/landscaping Upgrade
- more community gatherings
- Fundraising events for Charity – CAC / CFCW



Whiskey Creek Civic Association: MTSBU Median Maintenance Initiative

Median numbers are listed in order from #1 to #18, starting at the McGregor entrance (#1) and going east to south/east towards the College entrance (#18).

Currently the existing MTSBU covers medians #1-#17. The WCCA is requesting that median #18 also be added to the existing MTSBU. #18 is currently under control of \_\_\_\_\_ and in complete disrepair. Adding #18 will enhance the neighborhood and give consistence and appeal to the entire community.

**MTSBU Median Maintenance Initiative: Maintenance Checklist (check all that apply)**

**Write the median number below. There will be one sheet for each median (18 in total)**

**Please handwrite any notes under each topic to give further detail.**

**Median # \_\_\_\_\_**

repair and replace stucco (entrances)

new paint for areas that are required and show wear and tear (entrances)

replace signage (entrances) that show wear and tear for their age

replace outdated/broker landscape lighting

repair and/or replace electrical systems/exterior outlets as needed

remove and replace existing trees that show decay, storm/wind damage, age, or unsightly in nature

raise the canopy and/or reshape as needed any trees that are deemed to be kept

replace any tree that was removed after recent wind events or past wind events

keeping in mind 'consistency' throughout the community. Remove and replace any trees that do not belong with new trees being consistent across all medians.

remove and replace existing shrubbery that show decay, storm/wind damage, age, or unsightly

repair/replace sprinkler system as needed

median shows extensive signs of erosion and loss of soil/dirt over the years. Add fill dirt and new soil as need to bring the grade up to the proper height of the curbing.

replace sod



A committee assigned by the Whiskey Creek Civic Association was tasked with taking a detailed overview and inspection of all 18 medians along the main throughfare of the Whiskey Creek Neighborhood. The committee took notes and pictures of what they viewed and kept the mindset of "consistency throughout the community" when taking notes and pictures.

In no particular order, there were a few on the initial comments and concerns:

1. The entrance appears dated and shows sign of wear. Cracking in the stucco and broken signage and lettering. (both entrances – McGregor and College)
2. Overgrown mature trees that appear to have outlived their useful life.
3. Mature trees that have been mis-shaped from past storm events.
4. Landscaping that does not have consistency from median to median.
5. Dirt/sod erosion on nearly every median. The level of the grass/landscaping is far below the curb cut.
6. Sprinkler system appears to be inadequate. Multiple areas of either insufficient watering or over watering.
7. Overgrown palm trees and other vegetation near stop signs and intersections could pose a threat to both automotive and pedestrian accidents.

The committee is making the following recommendations to the Whiskey Creek Civic Association Board:

1. McGregor and College Entrance / Signage – complete refit of the entrance in regards to the concrete structure, signage, wall, plumbing and electrical systems, and paint. A quote for a reputable GC and design company should be collected to complete the necessary work.
2. The landscaping in the very front of the McGregor Entrance is sufficient, however, everything behind the sign needs replaced (this will be very consistence moving forward with the rest of the recommendations).
3. For all medians 1-18:
  - a. Keep all mature Royal Palm Trees
  - b. Keep all mature Oaks. Trim and shape where needed.
  - c. Keep all other mature trees that still have an adequate useful life and do not pose a threat to vision at intersections.
  - d. Add additional landscaping to hide electrical/pump stations/and/or other unsightly objects.
  - e. IN ADDITION TO THE ABOVE, ASSUME THAT ALL BOXES ARE TO BE CHECKED FOR ALL MEDIANS LISTED IN THE PREVIOUS PAGE.

Tidewater Landscape has provide a bid and scope of work. See attached. Open for discussion regarding the bid.

The committee recommends receiving another bid for a similar scope of work so that the WCCA board can make a recommendation.

The committee recommends a detailed bid for what the expense would be to trim all mature trees in accordance with our recommendations.

Upon receipt of the following information, a more formalized and detailed report shall be submitted to the the WCCA board and then a meeting can be arranged with Bob Beville at the MSTBU.

Open for discussion.







Whiskey Creek Civic Association

Project:

Whiskey Creek Drive Median's Landscape Renovation

RE: Landscape Reno and Installation from College to McGregor Blvd

10,570 Bags of Chocolate Brown Mulch \$52,850

Demo out unwanted plants and palms \$6,000

Demo out sod for new beds \$16,700

21,500 Sq Ft of Floratam Sod to touch up new bed areas \$20,425

Irrigation Adjustment and Temporary system \$75,000

Note, Irrigation price is a best guess based what we can see, we fixing anything we brake, but no timer, valve, pump or well replacement is included. This is not a fixed price it could be more or less.

**Starting at College Parkway and heading towards McGregor**

**Median #1 Design #1**

Demo 2 plants

5 Royal Palms 25 gallon

10 Foxtail Ferns 3 Gallon

20 Mammy Crotons 7 Gallon

5 Arborvitae 7 Gallon Accent

50 Liriope 1 gallon

**Median Total \$4,477**

**Median #2 Design #2**

25 Wild Coffee 3 gallon

10 Dwf Firebush 3 gallon

4 False Agave 7 gallon

60 Bulbine 1 gallon

**Median Total \$1,635**

# Tidewater LANDSCAPE

## **Median #3 Design #3**

Demo 2 queens, rec palm  
6 Royal Palms 25 gallon  
14 Dwarf Pink Oleanders 3 gallon  
20 Gold Dust Crotons 7 gallon  
2 Red Queen Emma Crinum Lily 7 gallon  
30 Dwarf Silver Saw Palmetto 3 gallon

**Median Total \$5,142**

## **Median #4 Design #4**

Demo 50 plants  
5 Sable Palms 10'  
2 Royal Palms 25 gallon  
25 Xanadu Philodendron 3 gallon  
14 Miss Alice White Bougainvillea 3 gallon  
6 Green Queen Emma Lily 7 gallon  
65 Society Garlic 1 gallon

**Median Total \$5,067**

## **Median #5 Design #1**

Demo 5 plants  
3 Sable Palms 10'  
3 Royal Palms 25 gallon  
26 Foxtail Ferns 3 Gallon  
10 Mammy Crotons 7 Gallon  
4 Arborvitae 7 Gallon Accent  
40 Liriope 1 gallon

**Median Total \$4,581**

## **Median #6 Design #2**

Demo out, foxtail, 14 plants  
1 Royal Palm 25 gallon  
4 Sable Palms 10'  
14 Wild Coffee 3 gallon  
6 Dwarf Firebush 3 gallon  
3 False Agave 7 gallon  
65 Bulbine 1 gallon

**Median Total \$3,516**



**Median #7 Design #3**

Demo rec, canary, coconut  
2 Royal Palms 25 gallon  
4 Sable Palms 10' \$  
10 Dwf Pink Oleanders 3 gallon  
20 Gold Dust Crotons 7 gallon  
10 Red Queen Emma Crinium Lily 7 gallon  
50 Dwf Silver Saw Palmetto 3 gallon

**Median Total \$6,090**

**Median #8 Design #4**

Demo jelly palm, 2 foxtails, rec and 24 plants out  
8 Royal Palms 25 gallon  
5 Sable Palms 10'  
25 Xanadu Philodendron 3 gallon  
12 Miss Alice White Bougainvillea 3 gallon  
6 Green Queen Emma Lily 7 gallon  
60 Society Garlic 1 gallon

**Median Total \$7,686**

**Median #9 Design #1**

Demo, big rec, pigmy and 23 plants, remove 2 foxtails  
6 Royal Palms 25 gallon  
7 Sable Palms 10'  
35 Foxtail Ferns 3 Gallon  
18 Mammy Crotons 7 Gallon  
6 Arborvitae 7 Gallon Accent  
55 Liriope 1 gallon

**Median Total \$8,713**

# Tidewater LANDSCAPE

## **Median #10 Design #2**

4 Sable Palms 10'  
25 Wild Coffee 3 gallon  
8 Dwf Firebush 3 gallon  
6 False Agave 7 gallon  
50 Bulbine 1 gallon

**Median Total \$3,443**

## **Median #11 Design #3**

Demo, 2 foxtails, 1 queen, 4 plants and 1 pigmy  
3 Royal Palms 25 gallon  
9 Sables Palms 10'  
28 Dwf Pink Oleanders 3 gallon  
25 Gold Dust Crotons 7 gallon  
8 Red Queen Emma Crinium Lily 7 gallon  
75 Dwf Silver Saw Palmetto 3 gallon

**Median Total \$10,086**

## **Median #12 Design #4**

Demo foxtail and 12 plants  
9 Royals Palms 25 gallon  
4 Sable Palms 10'  
30 Xanadu Philodendron 3 gallon  
20 Miss Alice White Bougainvillea 3 gallon  
10 Green Queen Emma Lily 7 gallon  
80 Society Garlic 1 gallon

**Median Total \$8,400**

## **Median #13 Design #1**

Demo 50 plants  
6 Royal Palms 25 gallon  
5 Sable Palms 10'  
25 Foxtail Ferns 3 Gallon  
12 Mammy Crotons 7 Gallon  
4 Arborvitae 7 Gallon Accent  
45 Liriope 1 gallon

**Median Total \$6,849**

# Tidewater LANDSCAPE

## **Median #14 Design #2**

Demo foxtail and 2 plants

4 Royal Palms 25 gallon

5 Sable Palms 10'

16 Wild Coffee 3 gallon

8 Dwf Firebush 3 gallon

2 False Agave 7 gallon

30 Bulbine 1 gallon

**Median Total \$5,075**

## **Median #15 Design #3**

Demo 15 plants

7 Royal Palms 25 gallon

2 Sable Palms 10'

12 Dwf Pink Oleanders 3 gallon

8 Gold Dust Crotons 7 gallon

2 Red Queen Emma Crinum Lily 7 gallon

30 Dwf Silver Saw Palmetto 3 gallon

**Median Total \$5,718**

## **Median #16 Design #4**

Demo 5 plants

6 Royal Palms 25 gallon

2 Sable Palms 10'

18 Xanadu Philodendron 3 gallon

6 Miss Alice White Bougainvillea 3 gallon

2 Green Queen Emma Lily 7 gallon

14 Society Garlic 1 gallon

**Median Total \$4,448**



**Median #17 Design #1**

Demo foxtail and 14 plants  
8 Royal Palms 25 gallon  
2 Sable Palms 10'  
16 Foxtail Ferns 3 Gallon  
10 Mammy Crotons 7 Gallon  
4 Arborvitae 7 Gallon Accent  
20 Liriope 1 gallon  
**Median Total \$5,961**

**Median #18 McGregor Entry Design #2**

Demo 150 plants, 30' of Areca Palms  
13 Royal Palms 25 gallon  
8 Sable Palms 10'  
25 Wild Coffee 3 gallon  
9 Dwf Firebush 3 gallon  
6 False Agave 7 gallon  
55 Bulbine 1 gallon  
**Median Total \$11,218**

**McGregor front of sign: Design #3**

4 Florida Thatch palms 10'  
2 Coconut Palms 10' on right side of road  
**Left side of road:**  
4 Calusa 10 gallon  
50 Green Island Ficus 3 gallon to fill in  
**Median Total \$5,920**

**Project Total \$285,000**

Thank you,  
Jeff Balyeat  
239-770-5970

Notes:

Tidewater Landscape does it's best not to damage utilities, however we are digging and it does happen. Therefore we are not responsible any damage to utilities. If you would like we can call in located at no charge for your project before we start the project.