



Turnovers Will Improve

By Joseph K. Schmitt, Administrator of Community Development & Environmental Services

Collier County is unique in the number of Planned Unit Developments (PUDs) adopted. They comprise almost all of our private and gated communities and currently total 350. These PUDs are nothing more than a specific zoning designation that most often contains site specific development criteria and commitments.

The county's monitoring program, as you know, was established specifically to ensure that all the associated land uses, transportation, environmental and stormwater commitments and requirements of the PUD were completed by the developer.

An inevitable point in every one of these developments is the point where the Property Owners Association, the Homeowners Association or some formal entity such as the foundation or the Board of

Supervisors of the Community Development District will assume responsibility for the overall management and maintenance of infrastructure and common areas in a PUD. One of the glaring deficiencies in the turnover process is an overall PUD inspection program which verifies that, the heirs of management responsibilities, are inheriting a development that meets all the mandates of the PUD and stands in compliance with the applicable development and permitting codes.

Currently the county is in the process of developing a more aggressive and formal inspection program. This program will require the developer to conduct a comprehensive PUD inspection six to twelve months prior to turnover. Although all developments within a subdivision undergo final acceptance by our Engineering Services Department, our inspections and acceptance process does not address all of the Association's concerns.

We envision the comprehensive inspection program to include all environmental, transportation, water management and land development aspects of the development. In sum, what we want is a comprehensive and holistic inspection of the PUD. This will assure associations, prior to turnover, that infrastructure is complete and all land use mandates of the development order have been met.

Several associations have already experienced turnover and reached points of frustration. To those associations who turned over, we welcome comments on how the county can assist in development turnovers. Your suggestions will help to develop a comprehensive program. Contact either Joe Schmitt (joeschmitt@colliergov.net) or Maryann Devanas, Monitoring Program Manager (marydevanas@colliergov.net)

Plan to Attend

Mark your calendars on March 15th for the next Property Owners Association Presidents (POAP) meeting, scheduled from 1:00- 4:30 PM at the Naples Headquarters Library.

Speakers will be addressing several of the most challenging topics facing our Collier Com-

munities; Transportation & Growth Management.

Invitations will be sent to Presidents of both, HOAs and POAs this month. If your board has not received a notice in the past we want to hear from you. And, if you are not available that day, pass your

invitation to any concerned resident in the community that can participate. Informational materials guiding and directing your communities will be distributed. **For more information contact : Kellie Carroll at 239-213-2947 or Kelliecarroll@colliergov.net**



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No-
vember 16th, 2005 POAP meeting attendee, Diane Ebert recently stated, "I refer to my meeting notes daily!"

What Is Going On?

By Linda Bedtelyon, Community Planning Coordinator

If you're a typical Collier County resident, you've probably had occasion to wonder what's being built up the street, around the corner or next to your residence. That's where the county's Land Development Code and its public information requirements come into play.

For nearly five years, the Collier County Board of County Commissioners (BCC) has mandated that developers requesting to rezone property in Collier County first inform the public of their intentions. That information comes in the form of a neighborhood meeting, newspaper advertisements and public hearing sign advertisements. The results have been a positive increase in public awareness, discussion and input influencing the type of development you may see becoming part of your

neighborhood.

If you live in the urban area of the county and are within 500 feet of a site that is under



review for a rezoning, you'll receive a personal invitation to a *Neighborhood Information Meeting* (NIM). If you live in the

rural portion of the county and own property within 1,000 feet of a property under rezoning review, you'll also receive a NIM notice. The developer is also required to place a quarter page ad in the newspaper notifying the general public of the upcoming NIM. In this way, anyone with curiosity, concern or questions can attend the meeting to learn more about the proposed rezoning and development.

Finally, at least two weeks prior to the public hearings before the County's Planning Commission (CCPC) and the Board of County Commissioners, a large sign (see photo) is placed near the site advertising the Planning Commission hearing dates. The public is welcome to attend the hearings and offer comment on rezoning requests.

Just call the phone numbers listed on the signs for further information.

Residents Recycling More Than Ever Recycling volume increases by 77%



Yellow-lidded recycling carts in Collier County are a thing of beauty. Rolled out to over 92,000 households in October, the popularity of the wheeled, 64-gallon carts is catching on quickly. Results of the first three months of the new "single stream" residential recycling program are impressive. Collier County's recycling volume increased 49 percent for October 2005 over October 2004, to a total of 2,216 tons. November's numbers are even better: a 77 percent increase in volume over November 2004, with a total of 3,067 tons. Estimates for December show an increase of nearly 40 percent.

Using the recycling carts is easy and convenient as everything recyclable goes into the cart. Paper, plastic, and glass – anything with the chasing arrows recycling symbol and more goes straight into the cart. Recycling more means contributing less to the solid waste stream that ends up in the landfill, diminishes litter in and around your neighborhood, and helps to conserve natural resources. And remember, buying items made from recycled materials closes the loop.



For more information on recycling in Collier County, visit our web site at www.colliercountyrecycles.com, or phone the 24-hour information line at 239-213-5888.

The Homeowners Association Self-Assessment Checklist

Every organization has strong and weak points and a homeowner association is no exception. Below is a list of 46 items that will help evaluate yours. Each item should be marked as either Yes, No or NA (not applicable).

1. The Board of Directors has clear, concise, written goals: _____
2. The roles of each Board office and the directors is defined in writing: _____
3. The management company's duties are defined by written contract: _____
4. Board members receive regular training to improve association business: _____
5. New board members receive an orientation about the governing documents, policies and critical issues from previous board: _____
6. Each board member has a copy of an operations manual with basic need-to-know information: _____
7. The Board has the directors required by the governing documents: _____
8. Board avoids all conflicts of interest (no self dealing, nepotism, etc.): _____
9. How and when notices for board meetings are made: _____ b. How board members are elected, appointed & removed: _____
c. What director terms limits are: _____ d. Quorum requirement for business decisions: _____
10. There is a written procedure for handling emergencies: _____
11. Board members serve without compensation: _____
12. There is a written calendar of events and meetings: _____
13. Board meeting attendance is mandatory for all directors unless excused by the President: _____
14. Meetings have written agendas and supporting information provided to directors in advance: _____
15. Board Meetings are open to all owners and held in a visitor friendly location: _____
16. Meeting minutes are recorded and promptly distributed to all owners: _____
17. Timely monthly financial reports are prepared, reviewed by the Board and made available to owners: _____
18. Physical assets are properly maintained: _____
19. The association has all necessary insurance coverages: a. Directors & Officers Liability: _____ b. General Liability: _____
c. General Hazard Insurance with Guaranteed Replacement Cost: _____ d. Employee Dishonesty: _____
e. Building Ordinance & Law: _____ f. Flooding: _____
20. Fraud prevention methods are in places to guard against embezzlement: _____
a. Bank reconciliations are reviewed and approved by the board of directors: _____
b. All reserve account checks require two signatures: _____
c. Checks are issued only with properly approved invoice or check request: _____
d. No checks are made payable to "Cash": _____ e. No checks are presigned: _____
21. There is a written delinquency collection policy: _____
22. All delinquencies are pursued in a timely manner: _____
23. All filings are current: a. Annual Registration: _____ b. Articles of Incorporation: _____ c. IRS tax filings and reports: _____
24. The association has a professionally performed reserve analysis & a long range plan for funding repairs and replacement: _____
25. The Board conducts an annual operating and reserve budget review and formally adopts a new budget each year: _____
26. The Board adopts an Annual Management Plan that prioritizes goals and sets timetables: _____
27. All rules are relevant: _____
28. Rules and policies are written: _____
29. Rules are enforced uniformly: _____
30. There is a violation appeal process: _____
31. The association sends out regular and informative newsletters: _____

How did you score? See page 4 for results



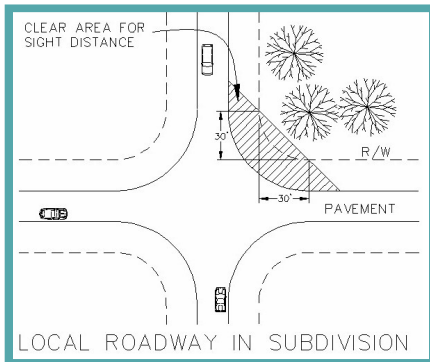


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Our Mission :
To deliver to our residents and visitors local government services



Line of Sight

Recently the Naples News reported a complaint that the line of sight in a U-turn lane on one of the county roads was obstructed by low shrubs. The obstruction of sight is a typical problem here in Collier County and one that the county is working to correct.

When an uncontrolled street intersection has serious sight obstructions, an extreme burden is placed on drivers to: expect an intersecting vehicle; judge what direction it might be coming from; anticipate its speed; and adjust their own speed and position to avoid a collision once the conflicting vehicle is seen.



The American Association of State Highway and Transportation Officials (AASHTO) sets the design standards for clear sight design. The standards illustrated here are for local roadways within a subdivision. At these intersections, the legs of the sight triangle along each approach are to be a minimum of thirty (30) feet. (See sketch to left.) The triangle created is a restricted planting area. Landscape plantings within these areas are limited to groundcovers with three exceptions. (1) Plants measure 30 inches in height. Be mindful of grade changes and berming to ensure that the maximum "overall" plant height is no greater than 30 inches above the roadway within the sight triangle. (2) Plants are airy enough to present no dangerous blockage of sight. (3) Trees or shrubs have trunk dimensions four inches or less and have canopies eight feet above the road grade. Trees and shrubs also need to be spaced so that they present no visual barriers. If you find landscape trees, shrubs or even grasses interfering with the line of sight you may want to re-arrange, relocate or eliminate them.

Back on the county roadways, if you note a landscape hazard (outside of the city limits of Naples and Marco), you can contact Pam Lulich at 774-8192 or email her at pamlulich@colliergov.net

Self-Assessment What is your score?

If you answered "Yes" to :

41-46 Questions: Excellent

36-40 Questions: Very Good

30-35 Questions: Good

30 or less Questions: DANGER
Your association is likely suffering from deferred maintenance, sliding property values, excessive delinquencies and internal conflict.



If so, competent management and legal advisors are urgently needed. The Board is responsible for the largest asset most people own...all together usually millions of dollars in assets. This reality demands serious reflection and planning to properly manage.

The first step is to focus on your weak points and enact a plan of attack.

What Growth Management Law Means To The County

In 2005, the Florida Legislature approved Senate Bill 360, the Growth Management Law that is intended to establish a "pay-as-you-grow" plan for local communities with decisions about new development based on the ability of each community to provide adequate roads and schools.

Collier County's Concerns

- A one-size-fits-all approach doesn't address the needs of Collier County.
- Collier County has one of the best growth management and infrastructure concurrency requirements in the State of Florida. SB 360 has the potential to undermine our efforts.
- Collier County has stricter standards than the state in requiring roads be available or be constructed within two years before development can proceed. Can Collier County keep its tougher concurrent requirements? The state law says no!
- The new law allows developers to proceed with their projects even if local roads have not been improved, as long as the developers have paid their share of the impact on the transportation system. This "pay and go" approach will only add to the problems we face in keeping up with growth and result in additional traffic congestion and gridlock.
- The new Growth Management Law provides millions in new transportation funding for local communities yet just months after the law was enacted, funding for the widening of Davis Boulevard – a state road – disappeared.
- The law created the Impact Fee Review Task Force to evaluate how local communities use impact fees to finance infrastructure improvements. The Task Force eventually opposed placing a cap on local impact fees which would be devastating to Collier County, although it's possible a cap could re-surface during the 2006 Legislative Session. Impact fees generate more than \$100 million annually in Collier County to help pay for roads and other infrastructure needs. Growth should pay for growth, however impact fee opponents seem determined to shift the financial burden to homeowners through higher property taxes.
- The Task Force challenged the county's home rule authority by recommending a 90-day waiting period before local governments can collect impact fees. That decision should rest solely with Collier County and other local governments.

Senate Bill 360 has many good features. Collier County is hoping that amendments to the law will be adopted in 2006 that address the concerns outlined above.

Our local legislators are aware and have promised to help. Stay tuned for more to follow as the 2006 Legislative Session gets under way!