

# CARIBE NEIGHBORHOOD REPORT TO HOA AND BOARD - APRIL 2023

*In Lieu of Minutes*

The Caribe Neighborhood **did not** meet this today (April 18) as the committee felt that all the major neighborhood issues were known and appropriately discussed with homeowners via recent Drinks on the Driveway and emails. In lieu of minutes, and after a discussion with Nick as to the best way to report our issues, the following is a summary of the current four major issues for the neighborhood.\* Where appropriate, this summary reflects conversations at the recent Coffee with Access (4/14).

\*This report does not deal with ICP-wide issues, including developer issues that impact Caribe. That will come later.

## TOP ISSUE: LANDSCAPING

*Improvements to landscapes and streetscapes is the primary concern of Caribe homeowners.*

### IAN DAMAGE

Recently, Marc Rosenberg toured the neighborhood with ICP General Manager Nick Lichter and a representative of Juniper who is doing the replacement work. *This tour was very much appreciated by the neighborhood.* The following two issues were noted, along with resolution and status to date:

1. Most, but not all of the damaged or downed trees and shrubs in the neighborhood common areas (between sidewalk and street) have been replaced. The replacement trees are small, but we have been assured that they will grow well.
2. Trees and shrubs on homeowner property have not yet been replaced, pending inspection. **Status: The HOA has indicated that this inspection is nearing completion.** The neighborhood awaits a schedule of when the replacement work will begin.

### LANDSCAPING - GENERAL

During the tour noted above, four areas of landscape improvement were identified:

1. Dead grasses and shrubs, living large bare spots in the streetscape. **Recommendation: please replace dead or missing grasses with other plants that provide more color, as is done in all other neighborhoods.**
2. Weeds intermixed in the grasses. **Recommendation: Please do a better job of pulling weeds in the decorative grass areas.**
3. "Suckers" growing out of the bottom of the trees (which hurts the health of the trees). **Status: it is our understanding that Greenscapes has been instructed to trim suckers as part of their regular maintenance routine.**
4. Several common areas in the neighborhood (most severely, Bequia) appear to have less landscaping, or poor landscaping than other areas in the neighborhood, or in ICP in general. **Recommendation: add trees and shrubs to restore an appropriate level of greenery to the streetscapes.**

### LANDSCAPING - DOMINICA DRIVE

Also during the tour, the sad shape of the landscaping along Dominica Drive, from Caribe to Saona, was discussed. Many trees are down or not healthy. This has been a problem for five years, since Hurricane Irma. **Status: several new trees have been added, but it is our understanding that more trees will be added**

**and that deal or unhealthy trees and shrubs will be removed.** *The neighborhood appreciates the HOA's renewed concern about this area.*

#### LANDSCAPING - MEETING WITH GREENSCAPES

The neighborhood, or at the very least the neighborhood committee, would very much appreciate an opportunity to meet with the new Greenscapes manager, Mike McCormick, much like other neighborhoods meet with Juniper. Ideally, this should be a regularly occurring meeting. One of the topics of this meeting should be Greenscapes work order system, which appears to have continuing problems. *The neighborhood appreciates the HOA's willingness to do this.*

**We assume that all of the above landscaping issues are ongoing now, but if you have a timeline or a schedule for completion, that would be appreciated.**

## SECOND ISSUE - RULES ENFORCEMENT

*Caribe homeowners have significant concerns about rule enforcement in six key areas.*

#### PARKING

The neighborhood has several homes where cars are *regularly* parked overnight. *We would appreciate a status update on the the overall parking enforcement effort.*

#### ROOF CLEANING

The neighborhood appears to have received a second round of notifications for roof cleaning and most homes appear to be complying. **Question:** Have all homes been notified or is there another round still to come?

#### RENTALS

There is a *growing* concern about potential rental violations in some villas, but especially in the soon-to-be occupied cottages which are adjacent to the Caribe Neighborhood (some cottages are already closed). We believe it is important to deal with this soon, before the cottages are more fully occupied. *We would appreciate a status update on what the HOA is doing to assure compliance.*

#### PETS

We have received several complaints about dogs not on leashes. **Question:** How should this be reported and what enforcement options are available?

#### GOLF CARTS

Here is a typical comment we received from a neighbor that expresses this concern very well and is worth noting:

*There are children not tall enough to see over the steering wheel being allowed to "drive" golf carts--- even with grandpa sitting next to them this is very dangerous for the golf cart riders, people walking, and those driving their cars. I know grandparents like to allow their grandkids to have special experiences together ---but this is not safe and sends a bad message to the grandkids.*

**Question:** What are the rules pertaining to golf carts, and what, if anything, can be done to mitigate the potential problems of errant golf cart driving by children?

#### FISHING IN THE LAKE

Many homeowners have commented that people are fishing in the neighborhood lake. They do not know if these people are homeowners from other parts of ICP, guests, or trespassers. Homeowners throughout ICP should be aware that this is not allowed. *We would appreciate advice on how to deal with these people.*

#### THIRD ISSUE - VILLA PAINTING

*For the most part, the first round of painting went well.*

**Question:** When will the next round of villa painting begin (for the remainder of Caribe), and will this next round cover *all* the remaining homes?

#### FOURTH ISSUE - ACCESS TO COTTAGES THROUGH DOMINICA

*The opening of the cottages will create a much larger population in our area. Questions and issues around this need to be addressed.*

Homeowners are concerned that residents of both Caribe and the Cottages will use the land at the end of Dominica to cross over to the Cottages and vis versa. There could be a lot of people using this route once the Cottages are fully occupied. Also, some people are already using the open grass area between the two neighborhoods as an impromptu dog park. Additional landscaping or other types of barriers (*perhaps a fence*), plus 'No Access' signage may be needed. This may be alleviated somewhat with the establishment of the Cormorant Trail from Caribe to the Cottages. **Question:** what is the status of this trail? *We would appreciate a discussion with the HOA (and possibility Minto) on this issue.*

**Related to this issue:** The entry gate to the FPL right-of-way has been unlocked for months, providing unnecessary access to the adjoining neighborhoods. *We would appreciate if the HOA can determine what is the proper and appropriate security that should be maintained at this gate.* In addition, a stop sign and post is lying on the ground by the gate.

#### NEXT STEPS

Our goal was to get this document to you before the next NVR and Board meetings so that they can be included on the agendas. If appropriate, I will bring these up at the Q&A portion of these meetings.

On behalf of the Caribe Neighborhood Committee, Doug Ehmann, Ken Picton and myself, respectfully submitted,

Marc Rosenberg  
Caribe NVR

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