

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
May 26, 2010

I. Call To Order

The meeting was called to order at 3:00 p.m

II. Establish Quorum

A quorum was established with the presence of: Charles Yorio, Mike Talbert, Rolf James, Mardee Jenrette and Eugene Rankin.

Attending on behalf of MAY Management Services: Tim Hutchison and Hope Tanner.

III. Approve Minutes from 4-30-10

Rolf James made a **motion** to approve the minutes from the 4-30-10 meeting as corrected. Eugene Rankin seconded and the **motion** was carried unanimously.

IV. Financial Report

Rolf James presented the financial report as of 4/30/10. The budget is on schedule and there is a slight surplus.

Operating Fund balance \$56,077.30

Replacement Fund balance \$ 64,570.40

Mike Talbert made a **motion** to approve the financial report. Mardee Jenrette seconded and the **motion** was carried unanimously.

V. Managers Report By Tim Hutchison

- a) Water Meter covers – Hope Tanner emailed Denise Joyce at St. Johns Utility Department the count and location of covers in need of repair. We are waiting for a response.
- b) Neighborhood Vehicle Registration– the cost depends on the amount of stickers purchased.
- c) Front Pond re-dredging – SJNWMA has approved the work to be done by W.R. Townsend.
- d) Uneven Sidewalks – There are seven “uneven” sidewalk panels in need of repair. In addition there are 2 Handicap Ramps that were never installed by the developers. Tim Hutchison will get quotes.
- e) Bike Rack Funding – There is no interest by Royal Pines in sharing the cost. Tim Hutchison will meet with Edwin Sevilla Construction, Inc. to get a separate quote on a bike rack pad.
- f) List of Committee chairs and members – provided in the meeting packet.
- g) Maintenance of un-kept properties – Nanak’s will maintain the empty properties and the maintenance cost will be charged back to the respective owners.
- h) New pool lights – Lights have been ordered. It will not be necessary for the pool to close during installation.
- i) Main entrance Turnberry signage repairs – Tim Hutchison spoke with Matt Broadus to get a proposal on the repair, cleaning and painting of the signage.
- j) Street sign at main entrance repair – for \$300.00 Edwin Sevilla Construction, Inc. will “fix” the sign. Tim Hutchison’s proposal from the sign company was \$1,323.94. Rolf James made a **motion** to accept Edwin Sevilla’s proposal of \$300.00 to dig up the sign, turn it around and have the sign post centered as best as he can. Eugene Rankin seconded and **motion** carried unanimously.

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- k) Pool no smoking signs – The signs have been installed.
- l) Wheel chair ramps – Tim Hutchison has one quote for the Handicap Ramps.
- m) Pool inspection – Pool inspection was done by the County Health Department. A few minor violations were found. The required repairs have been completed. We are now in compliance.

VI. Committee Presentations

- a) Landscape – Tree at the entrance will be pruned to get it off the sign. Tim Hutchison has asked Nanak's to trim the hedge that is coming through the fence at the pool.
- b) Social – The Spring Fling went very well. Approximately 72 residents and guests participated. The committee will plan an informal social gathering soon and will request funds for a 3rd table as well as petty cash fund for supplies.
- c) ARB – No applications received since last meeting. A letter will be sent to a homeowner who made a landscape modification without ARB approval.
- d) Enforcement - Nothing to report.
- e) Safety – Nothing to report.
- f) Welcome - The Welcome Committee visited one new homeowner at 193 Edge Of Woods. The Committee asked that the BOD approve an invoice to be submitted for color copies.
- g) Website – The website has been updated.

VII. Old Business

- a.) Delinquent Accounts – Money has been received on delinquent accounts. One account was paid off completely.
- b.) Flyer in Quarterly bill – Mike Talbert will coordinate information received, prepare the flyer and email a draft to the board for approval.
- c.) CPR Class – Mike Talbert reported that 6 people are interested in the class. There needs to be 8 people to hold a class. A decision was made not to post the classes on the bulletin board.
- d.) New Pool Lights – Already discussed in the Managers report. The lights will be installed as soon as parts arrive.
- e.) Bad Debt Reserve – In addition to showing on the Balance Sheet it is also posted in the General Ledger. According to MAY Management Accounting, this is the only way it can be done.
- f.) Wax Myrtle removal - Heavy pruning can be done for \$325.00. To remove all 4 trees and grind the stumps would cost \$485.00. The removal of the wax myrtles would open up the canopies of the 2 oak trees on either side. Mardee Jenrette made a **motion** to have 4 wax myrtles removed and stumps ground. Mike Talbert seconded and the **motion** carried unanimously.
- g.) C & R revisions – they have been completed by the C&R Committee. The Board is still in the process of reviewing the revisions.

VIII. New Business

- a.) Bulletin Board Posting – As discussed earlier (VII.c) strict limits will be placed on what will be posted on the board. MAY Management will do all the postings.
- b.) Pool water replacement - Tim Hutchison will get a price on draining and then replace the water. The pool has to be filled by a hose connected to “domestic water” and will

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take approximately 4 –5 days. The fire department is no longer permitted to do a “rapid” fill from nearby hydrant. This will be done after the swim season is over.

c.) New hand rails for pool – Tim Hutchison will get a price on replacing the pool rails with white composite rails.

d.) County pool violations – There was discussion on getting the report in a timely manner from the county. This will be addressed in the future if a serious delay happens again.

e.) Open forum rules – Residents will be asked to sign up to speak on specific topics and limit their remarks to 3 minutes.

IX. Adjournment

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 4:05 p.m. Mardee Jenrette seconded and the **motion** carried unanimously.

X. Open Forum