

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
January 26, 2011

I. Call to Order

Mike Talbert called the meeting to order at 3.00 p.m.

II. Establish a Quorum

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

Attending on behalf of MAY Management Services: Tim Hutchison and Janette Cilliers.

III. Approval of Minutes from 10/27/10 Board Meeting, 11/17/10 Budget Meeting and 11/17/10 Board Meeting

Rolf James made a **motion** to approve the Board meeting minutes from 10/27/10 - draft #3 - provided if there are any changes, that they can be made. Mike Talbert seconded the **motion** with all in favor.

Rolf James made a **motion** to approve the Budget minutes from 11/17/10, provided if there are any changes, that they can be made. Mardee Jenrette seconded the **motion** with all in favor.

Mike Talbert made a **motion** to approve the Board meeting minutes from 11/17/10 - draft #3 - provided if there are any changes, that they can be made. Gene Rankin seconded the **motion** with all in favor.

IV. Financial Report

Rolf James had no financial report to give, as the 12/31/10 financials were not received until the beginning of the meeting. He stated that the Board requested and received copies of the bank statements as of the end of December 2010. The Board was told that there are no statements for the CD's. Rolf James stated that if there were no statements for the CD's, then he would like copies of the CD's. The Financial report from 12/31/10 was tabled until the next Board Meeting on 2/23/11 to be discussed and approved.

V. Manager's Report

Tim Hutchison reported:

- No Violation letters or Work Orders have been generated since the first of the year.
- Tim Hutchison and Rolf James met with Bill, the maintenance man, to discuss the area of the pool deck that needs painting. After the pressure washing is done, Bill will paint the pool deck and some other areas that need to be touched up. Tim will schedule the pressure washing for the beginning of March.
- The "No Trespassing" signs to be placed where the Legends meets an undeveloped Turnberry lot on Paradise Pond Road have been made. Mathew Broadus, who is producing the signs, should have them in the ground by the weekend.
- Once the check for the pool furniture is received from May Management, it will be signed and mailed to the manufacturer; Contract Furnishings.
- The county has been notified about the water meter covers that appear to be potential trip hazards. Work orders have been created, and action should be taken this week.
- Tim Hutchison stated that some of the Stop signs and Speed Limit signs are in need of some paint and that this might be something the Board would like to consider for later on this year.

VI. Committee Presentations

- a. **Landscape** – Mardee Jenrette reported that much of the landscape, while appearing dead, is dormant. Any winter damage will be assessed in early spring. The Landscape Committee

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
January 26, 2011

consists of: Mardee Jenrette, Kathy Dvornick and Dave Neves. Committee members work with Nanaks on common area landscape matters and post tips for residents on the website. Mike Talbert stated that he thought a Community Residential garden might be established on the unused soccer field... Mike will make the suggestion to the NW Residential Association, which has responsibility for the Neighborhood Park.

- b. **Social** – All members of the current Social Committee have resigned. The Board discussed if they should seek volunteers for the Social Committee or if the committee is needed.
- c. **ARB** – A new committee and a new process have been established with: Eugene Rankin, Marge Talbert and Bob Brain. There has been one variance granted and two requests are pending. Rolf James expressed tremendous Thanks from the Board for the work Eugene Rankin, as chair, and the members of the committee have done.
- d. **Enforcement** – The committee members are: Jack Perino, Carol Shook and Margaret Kuchar. The Board discussed seeking additional members to have a committee of 5. Tim Hutchison suggested setting up a workshop for the Enforcement Committee and the Board with Al LeBeau, a May Management Consultant. The Board agreed and would like to try to recruit more members before the workshop. Mike Talbert will work with Tim Hutchison to describe responsibilities of the Enforcement Committee, to be shared with all Committee members.
- e. **Safety** – Mike Talbert proposed that the Board establish a Safety/Security Committee. Mike Talbert volunteered to chair that committee, as he is the primary liaison between the Residential Association, the Turnberry community and USSA.

Mike Talbert made a **motion** that the Board establishes a new, Security/Safety Committee. Eugene Rankin seconded and the **motion** carried unanimously.

Eugene Rankin made a **motion** to appoint Mike Talbert as chair for the Security/Safety Committee. Mardee Jenrette seconded and the **motion** carried unanimously.

- f. **Welcome** – The Welcome Committee is working well. The partnership with MAY Management is effective.
- g. **Website** – Steve Cashat, Turnberry Webmaster, was not present at the meeting. The Board is very pleased with his work on the website.

VII. Old Business

- a. **ARB Color palette/ARB Guidelines revisions** – Eugene Rankin and Mardee Jenrette have worked to revise the ARB guidelines consistent with King & Bear guidelines, taking in to account any special situations in Turnberry.

Mike Talbert made a **motion** to accept the new ARB Guidelines provided that there may be some alterations. Gene Rankin seconded and the **motion** carried unanimously. Mardee Jenrette stated for clarification that the Board had already accepted the color palette. The color palette is in the new guidelines. Mike Talbert recognized Gene Rankin for the fantastic job of heading up that project. The Board discussed how to make the community aware of the new ARB Guidelines. They will be posted on the Web, and will be mentioned in a letter from the Board to be inserted in the next assessment mailing. Mike Talbert will prepare a draft of that letter, and

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
January 26, 2011

requested any information on this and other subjects to be included in the flyer be sent to him by the next Board meeting on 2/23/11.

- b. Pool Voltage Monitoring** – Rolf James has taken the lead on this situation on behalf of the Board. He has been in contact with Delton **Turberville**, FPL, who has been working on the problem of unexplained electrical surges at the Pool Area - without success to date. **Mr. Turberville** will make a presentation to the Board when they hopefully have a solution to the problem. Rolf James questioned if the circuit breakers for Pool Lights and Cabana could wear out and that maybe they should be replaced. The Board agreed to go ahead and have the circuit breakers replaced. Tim Hutchison will notify the Board if the cost exceeds \$300.00. Mike Talbert expressed the Board’s appreciation for all the work Rolf James has put into this project.
- c. Pool water replacement, acid wash** – Rolf James reported that, due to heavy rain, there was an incident at the pool last night, resulting in standing water around the pumps. He dug a trench to release the water, but informed the Board that there needs to be permanent solution to the problem.
Rolf James presented the two bids received to drain and replace the water in the pool, recommending that we do not at this time acid wash.
Mike Talbert made a **motion** to approve the proposal from All About Pools, estimate #1044 for \$1,051.80 to drain and refill the pool. Eugene Rankin seconded and the **motion** carried unanimously.
The Board request this be done before Easter vacation.
- d. Water meters in sidewalk obstructions** – This was discussed in the Manager’s report.
- e. Pool furniture and deck pressure wash** – The check is ready to go for the pool furniture. Tim Hutchison is going to get a bid on the pressure washing.

VIII. New Business

- a. No Trespassing signs** – This was discussed in the Manager’s report.
- b. Fencing trespassing area** – Mike Talbert presented to the Board a map that shows property lines and pointed out the area the trespassers are coming on to Turnberry property from the Legends... Mike Talbert stated that Turnberry does not own all that property, so it could not be fenced. He spoke to the County, which owns part of the property, and they will not fence their part. Therefore, a fence on Turnberry’s property will not do any good. There was discussion that when the signs go up they might easily be vandalized. It was suggested to put up a game camera.
- c. ARB – Filing with St. Johns County** – This was tabled until the next meeting. Tim Hutchison stated that if the Board has any questions that he could schedule a meeting with Elaine Raynor, with MAY Management, St. Augustine office to answer any questions.
- d. Pool furniture replacement** – This was discussed in the Manager’s report.
- e. Community Vandalism** – Mike reported on vandalism in the community:
Green spray paint on garage door, front door and driveway at one home here in Turnberry, and another home had it’s garage door “liquid nailed” shut.

Approved

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
January 26, 2011

The water fountain was torn off the wall at the athletic field.

- f. Storm Water drains cleaning** – Mike Talbert commented to the Board about all the trash that is in the storm drains and if there was a big rain it could cause flooding. Because storm drains are the responsibility of the SJNWMA, Mike Talbert will bring this matter up to that Board.
- g. Pressure wash Turnberry curbs** – The curbs are dirty. Because of runoff from lawns, however, they do not stay clean very long after being pressure washed. Tim Hutchison will get 2 quotes: (1) for the common area sidewalks and curbs only and (2) for sidewalk and curbs throughout the community.
- h. Basketball goals** – Mike Talbert suggested a letter to be sent to homeowners with basketball goals if they are not put away at night or when not in use as required by Turnberry rules. The Board was undecided on its support of the regulation itself; therefore this item was tabled until the next meeting.

IX. Adjournment

With no further business to discuss, Rolf James made a **motion** to adjourn the meeting at 4:56 p.m. Gene Rankin seconded the **motion** with all in favor.

X. Open Forum