

**Turnberry Homeowners Association, Inc.**  
**Board of Directors Minutes**  
**January 12, 2012**

**I. Call to Order**

Mike Talbert called the meeting to order at 10.00 a.m.

**II. Establish a Quorum**

A quorum was established with the presence of: Mike Talbert, Bill Shook, John Ritz and Ted Kuchar. Absent: Mardee Jenrette.

Attending on behalf of MAY Management Services: Tim Hutchison and Janette Cilliers.  
Others Present: Rolf James.

**III. New Business**

- a. Pool Resurfacing** – The process to start the Pool Resurfacing project was discussed. Rolf James reviewed the two proposals, stating both bidders were qualified to do the project. The Board would like all checks cut from accounting at one time so they can be released when the lien releases per the contract have been received.

John Ritz made a **motion** to approve the Pool resurfacing contract from All About Pools for \$26,625.00. Ted Kuchar seconded and the **motion** carried with all in favor.

- b. Road Resurfacing** – Rolf James gave an explanation of the work to be done. The Board asked that the lien release process started today and that North Florida Emulsions be asked for recommendations regarding preparing residents of the community for the resurfacing. MAY Management will send out a mailing to the community to notify them of the upcoming work.
- c. Water Meter Covers** – Mike Talbert stated that 14 of the water meter covers in Turnberry were put in the sidewalks and the caps added later for automatic meter reading stick up out of the cover causing a tripping hazard. The problematic covers are all in Phase 1 of the community. An accident occurred on December 8, 2011, due to this situation. Mike Talbert gave an update on his contact with St. Johns County on trying to correct this condition. Our attorney has also been contacted.

**IV. Adjournment**

With no further business to discuss, John Ritz made a **motion** to adjourn the meeting at 11:10 a.m. Bill Shook seconded and the **motion** carried with all in favor.

**V. Open Forum**