

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
February 23, 2011

I. Call to Order

Charlie Yorio called the meeting to order at 3.00 p.m.

II. Establish a Quorum

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

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

III. Approval of Draft Minutes from 1/26/11 Board Meeting

Rolf James made a **motion** to approve the Board meeting minutes from 1/26/11 as submitted. Eugene Rankin seconded the **motion** with all in favor.

IV. Financial Report

Rolf James stated that the financial report for 12/31/10 was deferred until this meeting. He reviewed the 2010 year-end results and stated that some budgeted line items were over budget, while others came in under budget. The Association ended the year in good financial condition

Financial report as of 1/31/11:

Operating Fund	\$45,962.08
Cash in Bank	\$58,409.09
Replacement Fund	\$81,617.47
YTD (positive variance)	\$ 3,102.91

Mardee Jenrette made a **motion** to approve the Financial report from 12/31/10 and 1/31/11 as presented. Eugene Rankin seconded the **motion** with all in favor.

V. Manager's Report

Tim Hutchison reported:

1). Pool Deck Pressure washing is scheduled for March 1. The pool furniture should be brought out and pressure washed at the same time. Lisa should begin the summer schedule for cleaning the pool area.

2). Pressure washing sidewalks and curbs. Tim Hutchison received 2 proposals for pressure washing the curbs and sidewalks. After discussion the Board decided to pressure wash the common area sidewalks only.

Mardee Jenrette made a **motion** to approve Accurate Pressure Cleaning to pressure wash the common area sidewalks if the cost is under \$ 1,000. - Rolf James seconded the **motion** with all in favor.

3) Stop signs at Paradise Pond & EOW Road. The stop sign at Paradise Pond has been cleaned, but due to the paint texture the result is not satisfactory. There are two more stop signs that will need to be replaced in the near future, one at Sandlake and the one leaving the community. The post at Sandlake will also need replacing.

Rolf James made a **motion** to change out the stop sign at Paradise Pond, if the cost is not more than \$ 100. - Eugene Rankin seconded the **motion** with all in favor.

4). Entrance sign Refurbishing. The cost to refurbish the Turnberry Monument Sign is \$8,000.00,

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VI. Committee Presentations

- a. **Landscape** – Mardee Jenrette reported that plantings are currently dormant and it is too soon to assess winter damage. Jay Jernigan, Valley Crest, has indicated that warranty might cover some plant replacement if needed. Final assessment will come towards the end of April. The irrigation schedule remains at watering one time per week until Daylight Savings Time begins.

- b. **ARB** – Eugene Rankin, ARB Chair, reported there were four applications submitted for ARB approval this month: painting, patio, driveway modification (under review) and French doors.
 - Jim Spaulding has agreed to serve on the ARB Committee.
 - There will be three copies of the exterior house paint color palate: two to remain at MAY Management to be checked out by residents, and one as a master.
 - The suggestion was made that an “ARB - approved project” sign be posted to make known the project was ARB approved. The Board discussed the idea of posting the sign. No decision was reached.
 - A brief paragraph on the new ARB guidelines will appear in the letter to be included with the second quarter assessment mailing.
 - Eugene Rankin will draft a letter to a homeowner regarding a project that went beyond what was approved. The draft will be sent to the Board for review prior to sending it to Tim Hutchison to be mailed Certified.

- c. **Enforcement** – No Report.

- d. **Security/Safety** – No Report.

- e. **Welcome** – There are two new residents.

- f. **Website** – Steve Cashat made the changes to the website that Charlie Yorio requested. When the ARB guidelines are finalized, the Board will forward them to Steve Cashat to post to the website.

VII. Old Business

- a. **ARB Guidelines revisions** –
 - 1. ARB guidelines/C&R consistencies – The new guidelines have been reviewed by the St. Johns ARC. There needs to be a final decision made regarding satellite dish installation. The Board discussed how to revise the satellite dish installation for the guidelines. The fencing was the other grey area that the Board discussed.

- b. **ARB County filing** – Tim Hutchison stated that the deadline is March 31st. The Board discussed which Option to accept. Tim Hutchison suggested Elaine Raynor, of May Management, who has experience with these matters, might speak with the Board and further explain the different Options and answer any questions. The Board agreed. Tim Hutchison will schedule the meeting with Ms. Raynor before the next Board meeting.

- c. **Enforcement Committee guidelines** – The Board discussed what would be included on this subject in the second quarter assessment mailing. Eugene Rankin will draft the memo.

- d. **Second Quarter flyer** – The Board discussed the suggested items to be listed in the quarterly flyer. The Board will review the final draft before it is sent. Mardee Jenrette asked the Board if they would like to include a paragraph inviting residents to submit their e-mail addresses if they

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would like to be included in periodic e-mail blasts for community updates. After discussion, it was decided that, instead, the Board would include relevant quarterly highlights with each assessment mailing so that all residents will receive the same information.

- e. **Pool furniture procurement** – The pool furniture is scheduled to be delivered the second week of March.
- f. **Quotes for pressure washing sidewalks and curbing:** See Managers Report V. 2).
- g. **Basketball goal usage** – The Board discussed appropriate language to convey the rule for storing basketball goals. A reminder will be included in the quarterly flyer.
- h. **Ansbacher legal Retainer Agreement** – The Board met with representatives from the Ansbacher legal firm last week and discussed the possibility of obtaining independent legal counsel before signing the Agreement. The Board agreed to have Rosanne Perrine move forward on certain accounts since the decision on any association with the Ansbacher firm will not be made immediately. Rolf James stated: We have a delinquent account where bank foreclosure recently was dismissed. Since there are no pending bank foreclosures, we would like to go forward with Foreclosure Procedure and I make the following **motion:** We have a delinquent account #T21168 that we want to consider for new action - Foreclosure and Money Judgment. Mardee Jenrette seconded the **motion** with all in favor.

Charlie Yorio stated that he would contact Vikki Kruger to tell her to proceed.

The Board discussed speaking with Board members from other communities that have signed the Agreement with Ansbacher.

- i. **Paint stop and speed signs:** See Managers Report V. 3).
- j. **Pool:**
 - 1. **Pressure wash pool deck** – See Managers Report V. 1).
 - 2. **Paint area of pool deck** – Tim Hutchison is going to schedule Bill to paint the area under the Cabana by the pool right after the pressure washing is done.
 - 3. **Voltage problem** – We are waiting for information from Delton Turberville with FP&L. He currently does not have any solution to the problem, which his report will indicate.
 - 4. **Circuit breaker replacement** – Tim Hutchison is going to have Kevin Ryan with Miller Electric replace the two circuit breakers inside the electrical panel in the kitchen.
 - 5. **Pump drainage** – Doug VanHorn has all the supplies to move forward with the drain installation. Tim Hutchison will contact him to inform him to proceed with the work.
- k. **Storm drain cleaning** – Mike Talbert stated that this is the responsibility of the St. Johns Northwest Master Association and that Tim Hutchison has been requested by that Board to schedule having the sewers drained.

VIII. New Business

- a. **Rules and Regulations - Revisions** – The Board discussed current issues with trash and yard waste being placed curbside too soon. The Board discussed sending violation letters and/or a reminder of the rules in a letter. The Board agreed to a friendly reminder about yard waste being added to the quarterly flyer.

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- b. Board and MAY Management interface** – The Board reaffirmed that directions or request to MAY Management should come from the Board President, with agreed upon exceptions, e.g. ARB, Eugene Rankin, Security issues, Mike Talbert, “small“ financial and pool matters, Rolf James
- c. Trespassing Letter to Legends** – The Board reviewed the letter to The Legends Condominium Association regarding trespassing. The Board agreed to the letter with one change in the first line.

IX. Adjournment

With no further business to discuss, Rolf James made a **motion** to adjourn the meeting at 5:03 p.m. Mardee Jenrette seconded the **motion** with all in favor.

X. Open Forum