

Approved

**Turnberry Homeowners Association, Inc.
Board of Directors Minutes
February 24, 2010**

I. Establish Quorum

A quorum was established with the presence of: Rolf James, Michael Talbert, Charles Yorio and Eugene Rankin. Absent: Dan Navin.

Attending on behalf of MAY Management Services: Hope Tanner.

II. Call To Order

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

III. Approval of Minutes – 1-27-10

Rolf James made a **motion** to approve the 1/27/109 minutes; Michael Talbert seconded and the **motion** carried unanimously.

IV. Financial Report (Rolf James)

The January financial were not received so no report was given.

V. Managers Report

- Property sales – no new homes were sold since 1-28-10
- Comcast and BellSouth boxes – painting is in process and almost completed. It was requested that they be inspected prior to completion, before payment is released.
- Irrigation Pump # 3 – motor burned out and is the process of being replaced under warranty.
- Sidewalk Pressure washing – has been started and should be completed within the week.
- Entrance lights – fixtures will be replaced and lights will be repaired.
- Proposal for the second bike rack – is included in the report. Once the finances are reviewed, a location will be chosen. The decision will be deferred until a later date.
- Board term amendments – have been recorded. Info is attached.
- There have been four site visits and two violations sent since the last meeting.

VI. Committee Presentations

a. Landscape –

- Jay will soon be starting on the 2010 Landscape Enhancement projects that were approved by the 2009 board.
- Sod damage won't be known for a few weeks.
- There needs to be a follow up with the Master Gardner seminar. Someone from the Ag. Center who is especially knowledgeable about HOA's is prepared to give a presentation on the whole Florida Friendly Landscape issue. Once arrangements are made, the Board and committees are ready to work with the representative.

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- b. Social - The committee announced that flyers are now on the website and they hope to have them posted a month in advance for all homeowners.
- c. ARB - Announced that there were 2 ARB requests since the last meeting.
- d. Enforcement - The committee is still lacking a Chairperson. Committee member Margaret Kuchar agreed to temporarily chair the committee.
- e. Safety – Needs a follow up on the placement of radar monitors.
- f. Welcome - is working on ideas to welcome new neighbors, which will be presented to the board when finalized.
- g. Website - Is up and running and is being redesigned. Minutes, ARB request forms and committee information as well as neighborhood issues will be included on the website.

VII. Old Business:

- a. Collection of delinquent accounts, collections - continues to be an issue. The Board requested a date be set to meet with Roseanne to discuss the delinquencies.
- b. C&R Review - no new updates. Should be completed by March 15, 2010.
- c. Pond 322-at the entrance to Turnberry – The SJNW Residential Association has hired Dunn and Associates to collect three bids on engineering contracting companies. The dredging should begin shortly.

VIII. New Business

- a. Official Recognition of new Welcoming Committee - The committee was welcomed.
- b. Repair of fence by Basketball court - is currently being taken care of.
- c. Meeting with Tom Jenks (suggested changes to the C&R, including language regarding the truck issue) - this needs to be scheduled.
- d. Schedule pressure washing pool furniture and deck - to be scheduled in March.
- e. Condition of water meter covers. A safety issue as well as unsightly - Check with St. Johns Utilities to see what can be done to improve these issues.
- f. Condition of ponds - The Board has requested a status on the pond algae issue and on the fountains needing replacement parts.
- g. Status of parking violation for 260 EOW - a hearing needs to be scheduled once a chairperson is selected. The group addressed how to better communicate with the homeowners to let them know about their violations and the process if the matter is not resolved.
- h. Status of trash containers 264 EOW – Will be going to a hearing.
- i. Status of 180 EOW parking violation (commercial parking van and trailer parked overnight on Feb.12; repeat offense) – has been resolved.
- j. Flood Lights – follow up on addresses with lights left on repeatedly.
- k. Meeting Agendas – It was requested that agendas be available and posted at least 48 hours prior to the meetings.
- l. Security - Preventing crimes of opportunity. Should security contact the homeowners when the garage doors are left open at night? What is the best method of notifying the homeowners?
- m. Decals - The Board would like to have MAY Management issue resident decals and keep the info in a database for easier access.

IX. Adjournment

With no further business to discuss Eugene Rankin made a **motion** to adjourn at 4:52 Rolf James seconded the motion.

X. Open Forum