

**Turnberry Homeowners Association, Inc.**  
**Board of Directors Minutes**  
**March 30, 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, Mike Talbert, Rolf James, Mardee Jenrette and Eugene Rankin.

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

**III. Approval of Draft Minutes from 2/23/11 Board Meeting**

Rolf James made a **motion** to approve the Board meeting minutes from 2/23/11 as submitted. Mardee Jenrette seconded the **motion** with all in favor.

**IV. Financial Report**

Rolf James reported on the Financial report as of 2/28/11:

Operating Fund	\$48,162.29
Cash in Bank	\$39,942.00
Replacement Fund	\$80,624.57
YTD (positive variance)	\$ 5,396.12

Rolf James stated that all budgeted items are on target and the financial situation is in good order.

Mike Talbert made a **motion** to approve the Financial report from 2/28/11 as presented. Eugene Rankin seconded the **motion** with all in favor.

Charlie Yorio stated that he spoke with the attorney regarding the homeowner who requested to pay \$ 500.00 per month to settle his delinquent account. The first payment has been made, and the agreement has been drafted and is ready for the homeowner to sign. Ms. Perrine is proceeding with foreclosure on another delinquent account.

**V. Manager's Report**

Tim Hutchison reported:

- At the Board's request, Valley Crest (formerly Nanak's) will mow, edge, and cut the palm trees down to ground level on a Edge of Woods lot that is not being maintained by the owner, for \$30.00 and for an additional \$40.00 they will do a weed treatment. This property will be added to the list for Valley Crest to maintain on a regular basis. Tim Hutchison will prepare a maintenance list of the yards that Valley Crest will be maintaining every other week.

**VI. Committee Presentations**

- a. Landscape** – Mardee Jenrette reported that she, Tim Hutchison, and Jay Jernigan with Valley Crest, toured the property. Jay will prepare proposals for landscape improvements discussed during the tour. Mardee Jenrette gave an overview of the plantings for the areas that will be in the proposals. She stated that the brown areas of the grass will probably not come back and they will be replaced with new sod. A number of the shrubs and other landscape plants that were destroyed by winter freezes will be replaced under warranty.
- b. ARB** – Eugene Rankin, ARB Chair, reported there were 6 applications; 4 approved, 1 non-approved and 1 pending approval. There was discussion regarding a project in process without an ARB application. Tim Hutchison stated that the homeowner has been notified that they are in violation.

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- c. **Enforcement** – Janette Cilliers reported on the two issues and that they have been resolved. It was questioned if the Enforcement Committee does a report on its meetings. MAY Management retains Committee records following meetings.

Additional members are being sought for the Enforcement Committee.

The Board would like a meeting set up with Al LeBeau, consultant with May Management, the Board and the Enforcement Committee to discuss general issues of compliance and enforcement. Tim Hutchison will schedule the meeting.

- d. **Security/Safety** – Mike Talbert reported the following items:  
There is an ongoing issue with students not locking their bikes while parked at the bike rack. He is pursuing the scheduling of a portable radar speed sign on Edge of Woods Road. The “No Trespassing” signs separating Turnberry from the Legends are up. There have been 4 signs posted on the fence at the athletic field facing the Legends. The President of the Legends has contacted USSA Security and is in negotiation with them regarding vandalism on their property. Mike Talbert is going to try to attend the next Legends meeting to give a presentation of Turnberry and SJNWRA concerns of how events are affecting our properties. There has been a request to post the security report on the website. The advisability will be discussed with USSA management and then the Board will make a decision on the matter.
- e. **Welcome** – Eugene Rankin had nothing to report. The Board discussed issues arising when properties are occupied by renters.
- f. **Website** – No report given. Charlie Yorio complimented Steve Cashat on the promptness of his response to requests for postings.

**VII. Old Business**

- a. **ARB County filing** – The paperwork for Option 1”Registered Community” was signed by Charlie Yorio and it will go to the attorney for him to submit to St. Johns County.
- b. **Enforcement Committee guidelines** – Drafts were distributed by Charlie Yorio with request for comments from the Board.
- c. **Pool furniture procurement** – The pool furniture was delivered. Bill Akins helped unload the pool furniture. The quality of the work he does for the neighborhood was recognized.
- d. **Ansbacher legal Retainer Agreement** – After discussion, the Board agreed to defer its decision on using this firm for its delinquent accounts for three months, so that an assessment can be made of the success this firm has with other associations that have signed on. Tim Hutchison is requested to identify an attorney that the Board can hire to review the contract.
- e. **Pool:**
1. **Pressure wash pool deck** – Completed.
  2. **Spot paint pool deck areas** – Completed.
  3. **Voltage problem** – This continues to be a problem. We are working with FPL trying to find a solution.
  4. **Circuit breaker replacement** – A new circuit breaker for the pool lights was put in and the “tripping problem” is still occurring. It was suggested to turn the pool lights

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off, one at a time for a period of a few days, so by process of elimination we hopefully will find the reason for the breaker periodically tripping.

5. **Pump drainage** – Completed.
6. **Pool water bill** – Tim Hutchison stated that Vikki Kruger, May Management Accountant, has been alerted for when the bill comes in. The full bill for refilling the pool has been paid and it will take about 60 days before the credit for the “return portion” will show up on our water bill.
7. **Stop sign replacement** – Completed.

**VIII. New Business**

- a. **Pool drinking fountain repair** - Rolf James stated that the parts are coming in from California. As soon as the parts are received it will be repaired.
- b. **Repair rope fencing around kiddie pool** – Rolf James presented samples to be used to replace the current ones, which have become dingy. The Board agreed to blue and white rope to match the tiles.
- c. **Bike theft** – Discussed under **VI-d**.
- d. **Common area sod replacement** – Discussed under **VI-a**.
- e. **Speeding Limit enforced** – A letter was sent to the person that continues to speed.
- f. **Occupation of undisclosed home on Edge of Woods** – Charlie Yorio will ask Ms. Perrine to send a letter to the owner and the tenants stating the tenant should send their rent to the association until the dues are caught up. The Board would like Security to go to the address, introduce themselves and get the names of the individuals living there.
- g. **Property condition of home on Edge of Woods** – Discussed under **V**.
- h. **Storm Drains** – Mike Talbert reported that the drain-cleaning project is proceeding under the direction of the SJNWMA.
- i. **Re-paving estimate** – Mike Talbert indicated this will need to be done by an engineer. Tim Hutchison will get a quote on an 1 1/2-inch mill and overlay of Sandlake Road as a starting point to see if the suggested amount in the Reserve Study is on target.

**IX. Adjournment**

With no further business to discuss, Rolf James made a **motion** to adjourn the meeting at 4:30 p.m. Mike Talbert seconded the **motion** with all in favor.

**X. Open Forum**