

APPROVED

Turnberry Homeowners Association, Inc. Board of Directors Minutes March 31, 2010

I. Establish Quorum

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

Attending on behalf of MAY Management Services: Hope Tanner, Dorothy Williams and Tim Hutchison

II. Call To Order

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

III. Approve Minutes from 2-24-10

Rolf James made a **motion** to approve the minutes from the 2-24-10 meeting as submitted. Mike Talbert seconded and the motion was carried unanimously.

IV. Board Member and Officer Changes

Dan Navin resigned from the Board of Directors. His resignation was accepted and to fill the Board vacancy, Charlie Yorio made a **motion** to nominate Mardee Jenrette to the Board of Directors. Eugene Rankin seconded and the motion was carried unanimously.

Rolf James made a **motion** to nominate Charlie Yorio for president of the Board of Directors. Mardee Jenrette seconded and the motion carried 3-2 in favor.

Rolf James made a **motion** to nominate Mike Talbert for vice president of the Board of Directors. Eugene Rankin seconded and the motion was carried unanimously.

Charlie Yorio made a **motion** to nominate Rolf James for Secretary/Treasurer of the Board of Directors. Eugene Rankin seconded and the motion carried unanimously.

V. Financial Report

Rolf James presented the financial report to the Board of Directors. He reported that we are in good financial shape and "on budget" and that as of 2/28/10, the Operating Fund balance was \$52,351.46 and the replacement Fund balance \$ 58,278.35. Mike Talbert made a **motion** to approve the financial report. Eugene Rankin seconded and the motion was carried unanimously.

VI. Managers Report By Tim Hutchison

- 1). New Home Sales – There have been two home sales recorded since 2-25-10. 193 EOW and 365 EOW. (See attached report page 1).
- 2). Comcast & Bellsouth Boxes – The painting of the boxes look complete. (Board agreed and gave OK to release check for payment in full to Dan Lamb.)
- 3). Enforcement Hearing Schedule – Two hearings are scheduled for April 6th. 1133 Sand lake – weeds and 260 Edge of Woods Road - overnight parking.
- 4). Pressure Washing Sidewalks – Project has been completed.
- 5). Proposal for 2nd Bike Rack – Please see attached. This is the same company that installed the first one. (Page 2)
- 6). Sidewalk Repairs – Tim has compiled a list of sections in need of repair and am currently seeking bids for the repair work needed. (Board requested a separate list for sidewalk repair needed in common area vs. sidewalk repairs needed on owners' property so the owners can be notified accordingly.)

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7). Homeowner Violation Response Letter – Received a letter from the owner at 204 EOW concerning her trashcan. (Letter attached).

VII. Committee Presentations

- a. Landscape –work has begun around the front entrance and the pool. New Crape Myrtles will be installed on the lake bank. Sod will be replaced in some areas due to winter kill.
- b. Social – no residents have signed up for the spring fling to date. A resident offered to distribute the flyers door to door.
- c. ARB – one request has been approved. ARB will verify that color of house paint matches color sample as submitted.
- d. Enforcement - hearing scheduled for the 6th of April however there is still no chair.
- e. Safety – no report given.
- f. Welcome -the committee is requesting funds budget to cover some of the costs they incur. They have welcomed three new renters in the neighborhood.
- f.) Website – The website is up for renewal shortly. Mike Talbert made a **motion** to renew the website for another year. Eugene Rankin seconded and the motion carried unanimously.

VIII. Old Business

- a.) Delinquent Accounts. Status of accounts, meeting with R. Perrine - A meeting has been set up for April 8th to review the accounts.
- b.) Comcast box painting - Completed
- c.) Water meter covers – Because some of the covers are so high off of the ground, they pose a hazard. St. Johns Utilities will be notified by MAY Management, given specific addresses and will come out and check. Eugene Rankin will compile a list of addresses and Tim Hutchison will follow up.
- d.) Neighborhood vehicle registration - The Board of Directors continued discussion on the topic of issuing vehicle decals to all residents. The decals would be used to determine residents from non-residents. Tim Hutchison will research the decal issue.
- e.) CPR class for Board members – Mike Talbert is looking into having someone from the American Red Cross provide CPR training for the residents.
- f.) Sheriff patrol – Because of improved security with the new USSA Security Company and the sheriff patrol being sporadic, Mardee Jenrette made a **motion** to stop the sheriff patrol program as of 3/31/10. Eugene Rankin seconded and the motion was carried unanimously.
- g.) Status on previously reported violations - No new updates.
- h.) New pool lights – Rolf James discussed the proposal for the installation of LED lights at the pool. The lights will not only work better, they will also save the Association money on electricity costs as well.
Rolf James made a **motion** to accept the proposal for the LED light installation. Eugene Rankin seconded and the motion carried unanimously.
- i.) Bad debt reserve – The issue is still unresolved and will be discussed during the meeting with Rosanne Perrine.
- j.) Additional bike rack & location – decision tabled until Tim Hutchison has had a chance to discuss possible sharing of cost with Royal Pines.
- k.) Pressure wash common areas – this has been completed.
- l.) Front pond re-dredging – pond 322(the pond to the right of the entrance) has had a lot of silt come into it. Three bids on the repair are coming in and will be reviewed by the SJNWM. board so that the issue can be resolved.
- m.) Basketball fence repair- it has been repaired.

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- n.) C & R revisions – Steve Cashat reported to the Board that final suggested revisions should be ready for the April 2010 Board of Directors meeting.

IX. New Business

- a.) Welcome committee budget – (See committee report).
- b.) USSA pool area monitoring – representatives attended the meeting and answered questions/concerns. The Board of Directors also outlined their concerns and expectations.
- c.) Coordination of Activities – There is concern that pressure washing, mulching and landscaping must be done in the proper sequence or money for the services is being wasted. It is the responsibility of the Property Manager to coordinate.
- d.) Add info. flyer to quarterly bill mailing – brief informative flyers will be added to the next quarterly bill mailing. Deadline for receipt of information to go with 3rd quarter MM billing is June 10, 2010.
- e.) Radar report – The Board of Directors reviewed the report which outlined the speeding statistics throughout the community.
- f.) 382 Edge of Woods- Zoning Letter – the Board of Directors reviewed the request for an in house business where no traffic or signage will be involved. Mike Talbert made a **motion** to approve the zoning request. Rolf James seconded and the motion carried unanimously.

X. Adjournment

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 4:50 p.m. Rolf James seconded and the motion carried unanimously.

XI. Open Forum