

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
April 27, 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 Minutes from 3/30/11 Board Meeting

Rolf James made a **motion** to approve the Board meeting minutes from 3/30/11 as submitted. Mardee Jenrette seconded the **motion** with all in favor.

IV. Financial Report

Rolf James reported on the Financial report as of 3/31/11:

Operating Fund	\$49,859.24
Cash in Bank	\$57,148.69
Replacement Fund	\$80,666.32
YTD (positive variance)	\$ 7,093.07

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

It was requested that Tim Hutchison include the Financial Variance Report with the information provided to the Board.

V. Manager's Report

Tim Hutchison reported:

- Tim Hutchison spoke with Jay Jernigan at Valley Crest about installing an irrigation head to help irrigate the lawn at 1204 Paradise Pond. The proposed amount to install the additional irrigation head is \$75.40.

Rolf James made a **motion** to approve Valley Crest to extend the irrigation and add a head to the lawn of 1204 Paradise Pond in the amount of \$75.40. Mike Talbert seconded and the **motion** carried with all in favor. Tim Hutchison was asked to have the line capped off once the house is sold.

Rolf James stated that there are 2 areas between the pool and the parking lot that are not getting coverage from the irrigation system. The Board would like Jay Jernigan to inspect these areas and correct any problems.

VI. Committee Presentations

- Landscape** – Mardee Jenrette stated that she would discuss her report under Old Business.
- ARB** – Eugene Rankin, ARB Chair, reported there were 2 ARB applications: One application was for a tree removal. That application was returned to the homeowner requesting additional information. The other ARB application was requesting additional landscape enhancements.
- Enforcement** – Tim Hutchison stated that there is currently 1 homeowner that will be going before the Enforcement Committee regarding lawn issues. The Board discussed how severe a problem should be and how much time should pass before owners are first notified to take care of their lawn problems. Tim Hutchison will send the Board members an example of the first courtesy letter homeowners are sent so that they can review for 'tone'. Alternative ways to do this notification (e.g. sticker on the front door) were also discussed.

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- d. **Security/Safety** – Mike Talbert reported the following items:
 - 1. He contacted the traffic division and the Sheriff’s department will be setting up the radar trailer when it’s available.
 - 2. He would like the owners that have been parking their boats overnight in their driveways to go before the Enforcement Committee.
 - 3. There have been no reports of trespassers since the “No Trespassing” signs have been installed between Turnberry and The Legends. Mike has been unable to get in touch with the President of the Legends Community.
- e. **Welcome** – Eugene Rankin had nothing to report.
- f. **Website** – No report given. There was a request earlier to post a lost and found on the website and this has since been posted.

VII. Old Business

- a. **Pool** –
 - 1. Voltage problem – This is still unresolved. FPL is no longer involved. The breaker tripping problem for the pool lights is sporadic and is being monitored.
 - 2. Pool water bill credit – The credit from St. Johns County Utility Department still has not been applied. Tim Hutchison will continue to monitor until the credit has been applied.
 - 3. Drinking fountain repair – The fountain is now in working order.
 - 4. Kiddie pool rope fence replacement – This has been completed and it looks good.
 - 5. Rolf James noted that suntan lotion has permanently stained a number of the pool chaises. Charlie Yorio will contact the company for cleaning suggestions. Rolf suggested placing a small sign on the chaises stating “please cover chaise with towel if using suntan lotion”.
- b. **Identify 3rd Attorney to review Barry Ansbacher contract** – Tim Hutchison suggested Helen Atter. Ms. Atter was formerly the President of World Golf Village, POA. Ms. Atter is currently the attorney for SJNWCA and SJSEMA. Ms. Atter stated she would review the contract, but Tim Hutchison stated that he does not yet know what her fee will be. There are now 4 Associations within the World Golf Community that have signed the Agreement drafted by Barry Ansbacher.
- c. **Repaving estimate of Sandlake Road** – The proposals are included in the Board’s packet. A question was raised about the necessity of milling vs. just doing an overlay. Charlie Yorio will find out who performed the paving work for Marsh Creek Homeowners Association, since no milling of the roads was performed in that community. An overlay was applied to the existing roadway. The Board asked Tim Hutchison to get a proposal from Duval Asphalt for just an overlay, and their assessment of which process is appropriate given the conditions of the Turnberry roads.
- d. **Collection of rent from Edge of Woods home** – Charlie Yorio spoke to Rosanne Perrine and Ms. Perrine stated that someone from MAY Management’s accounting office should issue the demand letter. Charlie Yorio spoke with Vikki Kruger in accounting, and the demand letter was issued to the homeowners as well as the tenants, by regular, and certified mail.
- e. **List of homes and vacant lots to be maintained by Valley Crest** – Tim Hutchison stated that a list of potential lawns to be maintained on a regular basis has been created. Currently Valley Crest is not maintaining any individual’s property on a regular basis. Tim Hutchison stated that currently only one individual lawn needs to be maintained by Valley Crest, (1204 Paradise Pond), with a potential of two more. He will continue to monitor these lawns during his property tours.

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Mardee Jenrette questioned if letters have gone out regarding the palm trees that need trimming. Tim Hutchison stated these letters will be mailed; none have been mailed to date.

- f. Common area sod and plantings replacement** – Mardee Jenrette gave an update on the sod replacement and plantings. The diseased Sago Palm at the entrance will be removed and another from that area will be moved in its place. The palm by the pool has shown signs of improvement.
- g. Landscape enhancement proposal** – Mardee Jenrette reviewed the landscape proposal with the Board of Directors. The Board discussed the problem of the two small triangle areas on Paradise Pond Road, where there is no irrigation. The Board would like Tim Hutchison to get a proposal for pavers to be placed in these areas.
Mike Talbert made a **motion** to approve the Valley Crest Landscape proposal #1133825, #1–4 and the pine straw (part b of #5). Rolf James seconded and the **motion** carried with all in favor.
- h. Enforcement Committee guidelines – revision #2** – Charlie Yorio stated that he has sent a draft of the Rules Enforcement Committee Charter for review. The Board discussed some of the proposed revisions. Charlie would like a copy of the revisions to be finalized and forwarded to the Rules Enforcement Committee prior to their next hearing.
- i. Security report on website** – Mike Talbert has asked Scott Clements with the USSA Security if the security report can be posted on the website without causing any liability issues. Scott Clements has not yet responded.
- j. Delinquency update** – Charlie Yorio gave an update on the delinquencies.
- k. Drain Cleaning** – Mike Talbert stated that Janette Cilliers was waiting for a return call from the contractor on a proposal for cleaning the storm water drains.

VIII. New Business

- a. Mulch basketball area** – This has been completed.
- b. Vehicle and boat parking** – This has been discussed.
- c. Compliance Committee Charter** - Charlie Yorio corrected the subject title to read “THOA Compliance Policy”. He will e-mail a copy to all Board members so comments and suggestions can be inserted.

IX. Adjournment

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 5:05 p.m. Gene Rankin seconded and the **motion** carried with all in favor.

X. Open Forum