

Approved

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
April 30, 2010

I. Establish Quorum

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

Attending on behalf of MAY Management Services: Tim Hutchison and Hope Tanner.

II. Call To Order

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

III. USSA Security Report

Representatives from the Security group gave a report regarding several issues. They reported that the pool furniture has not been found in the pool and that they have noticed garage doors are being kept down. They reported that there were only 9 parking violations from the 2nd to the 29th, the number is down from the past. They indicated that the Incident Reports may be found online.

IV. Approve Minutes from 3-31-10

Rolf James made a **motion** to approve the minutes from the 3-31-10 meeting as corrected. Mike Talbert seconded and the motion was carried unanimously.

V. Financial Report

Rolf James presented the financial report as of 3/31/10.

Operating Fund balance \$53,968.28
Replacement Fund balance \$ 58,360.08
Delinquent Accounts balance \$28,301.64

Mike Talbert made a **motion** to approve the financial report. Mardee Jenrette seconded and the motion was carried unanimously.

VI. Managers Report By Tim Hutchison

- 1). New Home Sales – There have been no new home sales since last board meeting on March 31, 2010.
- 2). Vehicle Registration – Tim will check on the cost for the expiration date stickers.
- 3). Ponds – The Ponds are being treated in a 2 dose stage in order to try to get control of the situation.
- 4.) Water Meters – Tim will have the meter covers which appear to be a hazard looked at.
- 5). Proposal for 2nd Bike Rack – Tim has an estimate for the bike pad for \$605.00 if the board decides to go forward with the bike rack.
- 6). Sidewalk Repairs – Tim has attempted to get 3 proposals with only 1 response (pricing for the common area) in the amount of \$1,683.00.
- 7). Sign at Entrance – Tim will get a proposal on having the sign cleaned, repaired and will have that information for the next board meeting.
- 8). No Smoking Signs – Tim will get 3 No Smoking signs for the pool area.

VII. Committee Presentations

- a. Landscape – Work has begun around the pool and Paradise Pond for replacing plants. Roses are in bloom and look beautiful. Tree between the basketball court and the pool looks like it is dying.
- b. Social – No issues. The last event – The Spring Fling - we had over 50 guests. There were more that registered, but did not show.

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- c. ARB – One request has been approved for resurfacing a driveway, filling cracks and some painting.
- d. Enforcement - 2 issues - homeowners by the pool were informed that the parking for the pool is not their personal parking lot and a homeowner was sent a letter regarding the weeds in the lawn.
- e. Safety – We still have sidewalks that do not comply with American Disability Act. Tim will get quotes.
- f. Welcome -the committee came to the decision that the money will be addressed on an as needed basis. The Committee would like to be notified by MAY Management when someone new moves in.
- g. Website – The website should be revised and up by the weekend. The ARB request forms will be on the website.

VIII. Old Business

- a.) Delinquent Accounts. Status of accounts – E-mail from Charlie to Roseanne has met with no response. Charlie also spoke to Vikki who did not have much new information.
- b.) Flyer in Quarterly bill – Discussed that Mike will co-ordinate it and it needs to be ready to go to MAY Management by 6/10.
- c.) CPR Class – Mike Talbert informed us that classes can be set up at our own expense. He will continue to get more information.
- d.) New Pool Lights – The Board would like MAY Management to handle this. The Board has agreed to have the new LED lights done.
- e.) Bad Debt Reserve – Still want to meet with the accounting people. Discussed dates to schedule (Tuesdays or Fridays).
- f.) Additional Bike Rack Location – Tim contacted Royal Pines about sharing the cost of the bike rack. Tim has not had any response from them. The Board would like Tim to get the complete cost to install the rack, follow up with Royal Pines about cost share and a decision will be made at the next Board meeting.
- g.) C & R revisions – they have been completed by the C&R Committee. The Board will now review all proposed changes and revisions before sending it to Attorney Jenks for final review and cost estimate.

IX. New Business

- a.) Irrigation pump #3 – this issue has been taken care of.
- b.) Wax myrtle safety issue – discussed the removal of the wax myrtle trees.
- c.) Committee Chairs/Members – Discussed formally filling the committee chairs/members and having a complete list and contact information of all committee members.
- d.) Bulletin Board Posting – MAY Management will be handling this going forward

X. Adjournment

With no further business to discuss, Rolf James made a **motion** to adjourn the meeting at 5:15 p.m. Eugene Rankin seconded and the motion carried unanimously.

XI. Open Forum