

Approved

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

**I. Call to Order**

The meeting was called 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, Janette Cilliers and Hope Tanner.

**III. Approval of Minutes of May 26, 2010 Board Meeting**

Charlie Yorio stated that the minutes that were included in the Board packet were not the most recently corrected previously sent via email to the board. The board agreed that the minutes of the May 26, 2010 Board Meeting would be approved via email.

**IV. Financial Report**

Rolf James presented the financial report as of 5/31/10. The budget is on schedule and there is a slight surplus. He stated that we do have some fairly extensive expenses, which may come up if the Board chooses to act on them. There is money in the till for these extra projects.

Operating Fund balance \$58,813.36

Replacement Fund balance \$ 64,652.12

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

**V. Managers Report By Tim Hutchison**

- a. Water Meter Covers – Tim Hutchison reported on the water meter covers and they continue to be a work in progress. The St. Johns County Utility Department is looking further into the meter covers at 132, 144 and 156 Edge of Woods. To fix the meter covers at 280 Edge of Woods and 1005 Sandlake there will be a charge and the Utility department will need to know who to bill. The meter covers that have been repaired are 328 and 344 Edge of Woods, 501 Old Country Ct., 1221 and 1291 Paradise Pond.
- b. Pool Water Replacement – The St. Johns County Utility Department needs to be notified by the vendor, in writing the day(s) the work will be done. They will make the adjustment for the cost of the water accordingly. They estimate the cost to refill the pool to be approximately \$700.
- c. Pool Handrail Replacement – Tim Hutchison has received one bid in writing from All About Pools. Gilrie Pools gave a verbal quote of \$1,120.00 and the estimate from Douglas Van Horn with All About Pools was \$1,330.27, fully installed.
- d. Sidewalk Repairs and Ramps – Tim Hutchison has not had any response or interest from 2 of the contractors that he had contacted. Tim Hutchison has contacted 2 other contractors and is waiting for a response. Gateway Concrete Company's bid as of 4/28/10 was pulled back by them, leaving Edwin Sevilla Construction Company the only valid bid on hand at this point.
- e. New Pool Lighting – This project has been completed.

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- f. Main Entrance – Tim Hutchison and Rolf James were going to meet to inspect the issues of the sign and due to a rainstorm they had to postpone their meeting. Tim Hutchison and Rolf James have discussed some of the issues related to the quality of the repair work and Tim Hutchison will be going out to inspect the sign.

**VI. Committee Presentations**

- a. Landscape – Mardee Jenrette reported that the new Crape Myrtles have been planted on the pond bank where the wax myrtles were removed. Mardee Jenrette, Mike Talbert and Rolf James went to the Florida Friendly Landscape meeting hosted by the Florida Agriculture Center. Mardee Jenrette gave a summary of the meeting. According to Jay Jernigan with Nanak's, the tree by the pool is not dying. The Board would like Nanak's to provide an estimate to move the Palm tree at the entrance of the community and a recommendation on where it might be relocated.
- b. Social – Nothing to report.
- c. ARB – Steve Cashat reported that there are 2 ARB requests. One is for 370 Edge of Woods for a play set and the other is for landscape work.
- d. Enforcement – Steve Cashat speaking for Marie Cashat, said that the issues that were coming before the committee were resolved. The committee will need to do a report regarding the resolution of the issues and present it to the Board.
- e. Safety – Nothing to report.
- f. Welcome – There have been no recent home sales to report.
- g. Website – Steve Cashat reported that the website has just been changed and some new pictures have been added. Thanks to Mardee Jenrette who supplied the pictures.

**VII. Old Business**

- a. Delinquent Accounts – Charlie Yorio reported that 3 homeowners have filed for bankruptcy. The association has started foreclosure on one of the homes in the community. Another delinquent account went to trial and was granted a continuance. One of the association's larger delinquent account has been paid in full.
- b. Front Entrance Street Sign Repair – This project has been completed.
- c. Neighborhood Vehicle Registration – There was discussion regarding having Turnberry Homeowners come in to register their vehicle and get a new sticker. Mardee Jenrette made a **motion** to place a statement on the website that encourages residents to go to MAY Management to register their vehicles. Eugene Rankin seconded and the **motion** carried unanimously.
- d. Maintenance of Un-Kept Properties – Mardee Jenrette brought up the issue about the Palm trees in the community that needs to be trimmed. Mike Talbert made a **motion** that on the next ride through, make notes of those addresses that have dead palm fronds and send a letter to the respective homeowners. If it is a home that the association is already maintaining, do a work order for Jay Jernigan with Nanak's to trim the palms and charge the homeowner. Rolf James seconded and the **motion** carried unanimously.

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- e. Wax Myrtle Removal and Replacement – This project has been completed.
- f. Teenager Employment for Pool Area Clean up – Charlie Yorio had previously asked Tim Hutchison to contact the Thompson Baker Agency to find out if a teenage worker, specifically a 13 year old, could be covered under the current insurance policy. The insurance company responded that the association would have to purchase a Workman’s Comp. Insurance Policy. There was some discussion about having MAY Management contact Theresa Padgett Cleaning Company and find out what the cost would be for them to clean the pool area daily. Rolf James said that it would not be practical or cost effective to have the cleaning company come everyday. This issue is closed out.
- g. C & R Proposed Amendments – Charlie Yorio stated that all the Board Members have had time to review the suggested C & R Amendments. There was a discussion on tonnage of trucks issue in the C & R’s, and how difficult it is to determine the size of a truck by tonnage alone. Rolf James made a **motion** that there will be no amendments added to or deleted to the Turnberry Covenants and Restrictions at this time – including the truck tonnage issue. The board agreed to table the issue and to revisit it if the truck tonnage issue should “resurface”. Mike Talbert seconded and the **motion** carried unanimously.
- h. Pool Rails – The Board agreed to go ahead with this project and using the one bid that has been submitted. Mike Talbert made a **motion** to have the replacement of the pool rails awarded to Doug Van Horn with All About Pools at his contracted amount of \$1,330.27, fully installed including necessary with repairs. Eugene Rankin seconded and the **motion** carried unanimously.
- i. Sidewalk Repairs and Ramps – The board discussed in length the bid they had received from Edwin Sevilla Construction, Inc. in regards to the repairs of the sidewalks and the installation of the two handicap ramps. There was also discussion on installing the bike rack pad and a second bike rack. Rolf James made the **motion** to go ahead and install the second bike rack pad. Eugene Rankin seconded the motion, but the **motion failed** with three nays and two yeas. Mardee Jenrette made a **motion** to approve Edwin Sevilla Construction, Inc. to repair sidewalk panels; those that pose a safety hazard and to install two handicap ramps where required, at the cost not to exceed \$3,000. Mike Talbert seconded and the **motion** carried unanimously. The repair of property owner’s sidewalks was discussed. Mardee Jenrette submitted a list of sidewalks in need of repair. The Board agreed to inspect the sidewalks and add or remove sidewalks that need repairs. When repair list is agreed to, MAY Management will send letters to property owners requesting that repairs be made.

**VIII. New Business**

- a. Towing Vehicles From Unauthorized Parking Areas – There was discussion on posting Towing signs inside the Turnberry community; specifically at the pool parking lot. Also discussed was whether or not to charge a set fee for unauthorized parking. The Board would like MAY Management to obtain information on the towing issues. Information is due to the Board in two weeks.
- b. Board Establish Automatic Fines For Certain Repeat Violations – Charlie Yorio presented to the Board information on setting and collecting fines. The information provided included the guidelines that Deer Creek Homeowner Association currently uses and follows. Tim Hutchison will obtain a copy of the Deer Creek Covenants and Restrictions to see what their documents

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say on automatic fining. Tim Hutchison sent an email to Attorney Tom Jenks regarding this issue, in which Mr. Jenks responded. Tim Hutchison will get a copy of the email from Tom Jenks and forward to the Board. Information is due to the Board in two weeks.

- c. Committees Submit Written Reports Prior to Board Meeting – Charlie Yorio asked for the committees to submit a written report to the Board. These reports will be attached to any future board packets.

**IX. Adjournment**

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 4:59 p.m. Eugene Rankin seconded and the **motion** carried unanimously.

**X. Open Forum**