

Approved

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
July 28, 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, Mardee Jenrette and Eugene Rankin. Absent: Rolf James.

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

III. Approval of Minutes of June 30, 2010 Board Meeting

Mardee Jenrette made a **motion** to approve the 6/30/10 minutes as submitted. Mike Talbert seconded and the **motion** was carried unanimously.

IV. Financial Report

Tim Hutchison presented the financial report as of 6/30/10. Tim Hutchison stated that the association was financially sound.

Operating Fund balance	\$59,937.85
Replacement Fund balance	\$64,739
Of which:	
CD's Replacement Fund	\$42,338
Cash Replacement Fund	\$22,401
Year To Date – positive variance	\$11,599

V. Managers Report By Tim Hutchison

- a. Towing vehicles from unauthorized parking area – Tim Hutchison reported on the information he received from Fulkerson's Towing Company, which is located 14.8 miles from the Turnberry entrance. The representative from Fulkerson's Towing told Tim Hutchison that only one sign is required at the entrance of the community. If the sign is posted at the pool only, then one sign would have to be posted at each entrance. There is a charge of \$25.00 per sign and that does not include the post or installation. This issue was tabled until a meeting can be scheduled for the board with USSA Security Manager, Scott Clement and Patrolling Officer Lloyd. Mike Talbert will schedule meeting.
- b. Board to establish automatic fines for certain repeat violations – Tim Hutchison reported that he spoke with Attorney Tom Jenks who stated that all fines, no matter how big or small, have to go through the process defined in Florida Statute 720, which therefore precludes establishing automatic fines
- c. Sidewalk Repairs – Tim Hutchison reported that he has a total of four sidewalk repair proposals: Edwin Sevilla, Residential Concrete, Mills Concrete, and John Owens Masonry. He presented the proposals from each contractor, indicating he was most impressed with Mills Concrete, Inc. based upon professionalism and interest in the job. Tim Hutchison will check with Mills Concrete, Inc. to verify that they will only be removing the sod needed to do the sidewalk or ramp repairs.

Mike Talbert made a **motion** to accept Mills Concrete, Inc.'s bid of \$1,600.00 to repair the sidewalk panels, demolish and re-pour as stipulated in the contract. The board voted to forego

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
July 28, 2010

the ADA Tactile warning stamp, but to have the concrete stamp done as it is currently. Eugene Rankin seconded and the **motion** carried unanimously.

- d. Water Meter Covers – Tim Hutchison reported that all water meter covers in the common area have been repaired with the exception of 156 Edge of Woods, 1176 Sandlake where work is in progress. There are two that will have to be paid for by the homeowners.
- e. New Home Sales – There was one home sold since last board meeting on June 30, 2010 -- 1245 Paradise Pond Road.

VI. Committee Presentations

- a. Landscape – Mardee Jenrette stated that there is a bare spot needing sod on the lake bank near the last row of last year's new Crape Myrtles. Tim Hutchison is going to have Jay Jernigan with Nanak's sod this area when he comes out to sod the common areas.
- b. Social – Nothing to report.
- c. ARB – Nothing to report.
- d. Enforcement – It was clarified that once a six-month period has elapsed, without any further infractions per the same violation, the owner is considered a new offender. The process would begin once again.
- e. Safety – Nothing to report.
- f. Welcome – The Welcome Committee welcomed the new homeowners of the community, 1220 and 1245 Paradise Pond Road. It was questioned if 193 Edge of Woods had been welcomed which led to the discussion if the committee is keeping track of the newly welcomed homeowners. Eugene Rankin reported for that committee that the communication from MAY Management on the new homeowners is working well.
- g. Website – Mike Talbert stated that the website is very attractive when you first sign in and the information is very thorough.

VII. Old Business

- a. Pool handrail replacement – The pool handrails have been installed.
- b. Turnberry main entrance sign repair - Tim Hutchison and Rolf James inspected the main entrance sign and recommended that MAY Management Maintenance would be the most cost efficient way to have the sign cleaned, and the cracks sealed and painted. The Board approved.
- c. Neighborhood Vehicle Registration – After discussion, it was decided that information would be included in the next mailing the board sends to residents
- d. Maintenance of Un-Kept Properties – Tim Hutchison reported on the un-kept properties, 1129 and 1133 Sandlake, 1204 Paradise Pond and 356 Edge of Woods. Tim Hutchison reported that 1129 Sandlake has someone living in it. The Board would like to see Nanak's scheduled for mowing these properties. Nanak's should be mowing every other week and by knowing the

Approved

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
July 28, 2010

schedule the Board and Tim Hutchison can tell if the properties are being mowed by Nanak's or a resident of the community.

VIII. New Business

- a. Pool Motor – Order a motor for standby - The pool motor and pump assembly had to be replaced. There was discussion whether to have the old pump rebuilt or purchase a new one for a spare. The new pool pump came with a 1-year warranty so there is no rush to rebuild the old pump. The Board decided not to do anything regarding rebuilding the old pump or purchasing a new pump as a spare at this time.
- b. Sears Promotion – There was discussion by the Board regarding notifying the homeowners about the Sears promotion. Eugene Rankin made a **motion** to disapprove the notification by mail or on the website of the Sears Promotion. Mike Talbert seconded and the **motion** carried unanimously.
- c. Pool Rules – Clarification: The kitchen and the Cabana area are the only areas that can be reserved. The pool is not closed to the community during a function. USSA Officer Lloyd informed the board that he has been questioned about use of the pool by house sitters. After discussion the board agreed; if someone is house sitting or a family member is visiting and they have permission to use the pool, the homeowner must notify the Security Guard so that the guest's name is on the Security Guard's list. This information will be posted on the website and distributed to the Security Company as well as MAY Management.
- d. Delinquent Owners – There was discussion on prohibiting the use of the amenities by the homeowners that are delinquent in their assessment. Further discussion and action deferred for next board meeting.
- e. Community Color Palette – There was discussion on an official community color palette. It was suggested to give the ARB some guidelines. There needs to be a clear definition of "Earth Tones" so this can be relayed to the ARB Committee. Mardee Jenrette has volunteered to look up the definition of Earth Tones and get some color swatches from the paint store.

IX. Adjournment

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 4:52 p.m. Charlie Yorio seconded and the **motion** carried unanimously.

X. Open Forum