

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
September 28, 2011

I. Call to Order

Charlie Yorio called the meeting to order at 3.03 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 7/27/11 Board Meeting

Mike Talbert made a **motion** to approve the Board meeting minutes from 7/27/11 as submitted. Mardee Jenrette seconded and the **motion** carried with all in favor.

IV. Financial Report

Financial report as of 8/31/11:

Operating Fund	\$67,393.29
Cash in Bank	\$68,338.90
Replacement Fund	\$95,491.73
YTD (positive variance)	\$24,627.12

Rolf James reported that all budgeted items are on target or below.

Mike Talbert made a **motion** to approve the Financials from 8/31/11. Eugene Rankin seconded and the **motion** carried with all in favor.

V. Manager's Report, presented by Tim Hutchison

- The dead pine tree was removed adjacent to the pool.
- A tree was removed behind 1245 Paradise Pond.
- A partial Wax Myrtle was removed by the lake at the corner of Paradise Pond and Edge of Woods Rd.
- Pothole at 1132 Sandlake Road was forming. A cold patch was placed in the hole and will be followed up with weekly inspections.
- Irrigation head was added to 1204 Paradise Pond.

VI. Committee Presentations

- a. Landscape** – Mardee Jenrette made a **motion** for the Board to officially appoint Michele and Luis Patrarca and David Neves to the Landscape Committee. Mike Talbert seconded and the **motion** carried with all in favor.

Mardee commented that they are a motivated group and the committee has already walked throughout the property with Mike Johnson, Valley Crest, to discuss possible common area landscape enhancements. Mardee reported that the Viburnums between the kiddie pool and fence around the pool equipment were damaged by leakage of pool chemicals. Mike with Valley Crest said they can be brought back and will be working to do that over the next several months.

- b. ARB** – Eugene Rankin, ARB Chair, reported there were 2 request and 2 approvals. Eugene Rankin stated that he will be resigning from the ARB, but plans to stay until his term is up at the end of the year. The Board discussed having an ARB through MAY Management Services and requested that Tim Hutchison finds out what the cost and the procedures would be.

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- c. **Enforcement** – Two owners were asked to appear at the September 14th Hearing.
- d. **Security/Safety** – Mike Talbert discussed the following items:
 - 1. He has not been able to get the information gathered with the radar trailer as of yet.
 - 2. He is waiting on a quote for installation of Parabolic Speed Humps.
- e. **Welcome** – Eugene Rankin reported on behalf of the welcome committee. Two new residents were welcomed to the community.
- f. **Website** – Everything is current with the website.

VII. Old Business

a. Road repaving – Proposals

- 1. **Seal all cracks in all roads.** - Rolf James made a **motion** that the Board accept North Florida Emulsion’s quote for \$11,532.50 to seal all cracks in the roads inside the Turnberry community. The work is to be done in the early part of 2012. Mike Talbert seconded and the **motion** carried with all in favor.
- 2. **Micro emulsion resurfaces all roads.** - Rolf James made a **motion** that the Board accept North Florida Emulsion’s quote for \$101,087.22 to micro emulsion-surface all the roads and cul-de-sacs inside the Turnberry community. The work is to begin the latter part of 2013 or early part of 2014. Mardee Jenrette seconded and the **motion** carried with all in favor.
- 3. Tim Hutchison has been asked to get quotes on restriping the roads after the Micro Emulsion process is done in 2013/14.
- 4. Mill and 1 1/2” paving all roads – The proposals for this work, to take place in or around 2024, will be discussed at the upcoming Board Budget meeting.

- b. Vacant home and lot maintenance** – The Board has decided to leave the cutting times as they are for a few more weeks. Tim Hutchison was authorized to determine the appropriate time to change the mowing schedule to twice a month.

c. Pool –

- 1. Pressure wash pool deck and furniture – This has been done and Rolf James suggested having it done one more time before storing the furniture for the winter. He reported that out of the 6 chaise lounges that are badly stained with suntan lotion/oils, four have already been replaced and suggests that we get two more. Charlie Yorio will have cost to replace the last two for the October Board meeting.
- 2. Repair chemical feeding system – This has been repaired.

VIII. New Business

a. Sod replacement at entrance –

Mike Talbert made a **motion** to approve the sod replacement at the entrance. Eugene Rankin seconded and the **motion** carried with all in favor.

- b. Entrance lighting work** – The lights at the entrance are not working reliably and are not positioned correctly. The Board asked Tim Hutchison to get a proposal from Valley Crest for replacement of the lights and a plan to reposition them in relation to foliage in the area for maximum effectiveness.

- c. Repair hole in Sandlake Road** – This was covered in Tim Hutchison’s Manager’s report.

d. Landscape enhancement proposal –

Mike Talbert made a **motion** to accept Valley Crest’s proposal approving up to \$1,755 to remove declining shrubs and replace with additional shrubs and sod at the first intersection of Edge of Wood Road and Sandlake Road. Eugene Rankin seconded and the **motion** carried with all in favor .

Approved

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In advance of the landscape work the Board approved painting of the pump house in that area with World Golf Village green color.

IX. Adjournment

With no further business to discuss, Mike Talbert made a **motion** to adjourn the meeting at 4:31 p.m. Eugene Rankin seconded and the **motion** carried with all in favor.

X. Open Forum