

Appr. 2/28/23

Turtle Creek I & II HOA

Board of Directors Meeting

January 24, 2023 at Ameritech Office

Board Members present were:

Damian Kondrotas – President, Gary Williams – Vice President, Paula Uselis – Treasurer,

Heather Jackson – Secretary, Dennise Hart – Director, Ray Harrison – Director

Meeting Call to Order

The meeting was called to order at 3:03pm by Damian.

Quorum was established.

Approval of the Minutes

First by Paula

Seconded by Gary

Manager's Report

Financial

The financial were emailed to the board on January 11.2023.

Collections

The delinquency report is complete for payments due in July. All accounts are current at this time.

Second half of year payments due in January.

Sales/ Leases

70 TCC has sold.

50 TCC is on the market.

Beverly contacted both agents about signs in the yard. Requested to remove the signs and replace with TCC approved small "For Sale" plate.

Beverly to get specifications on required sign that all realtors must use.

Correspondence

250 TCC alteration application for installation of pavers for driveway.

All in favor and signed by Damian.

Management Report

Bids/ Proposals

No proposals at this meeting.

Maintenance reports

No maintenance requests at this meeting.

270 TCC leak area is roped off.

Violations

Walkthrough was completed on January 18, 2023.

Two units were closed

New violation – 5 units

Old violations – 90 KT and 50 Randall Ct

Other information:

New lawn contract was sent for signature. The contract was signed.

Treasurer's Report

Finished the month within budget.

Nice Care Lawn Service is not being paid for services in Nov. and Dec.

Beverly will contact accountant to be sure payments are made.

Unfinished Business

40 Randall Ct

Beverly contacted public works.

Public works had to submit a work order to Pinellas County Utilities to complete.

Engineer Roadway sample/update

Gary received an email from Richard Claybrooke at CEA, Inc about TCC pavement issue.

The board received a copy of the email to review.

Christmas Decorations

The decorations have been moved President's house.

New Business

Insurance Renewal 2023

Emailed renewal proposal for board to review on Wednesday January 18, 2023.

Signed the renewal.

Review Insurance proposal 90 days before the next renewal date.

Adjournment

The meeting was adjourned at 3:55pm

Next meeting is scheduled for February 28, 2023