

Approved
9/28/21

**Turtle Creek I & II HOA
Board of Director Closed Meeting Minutes
August 24, 2021 at Ameritech Management**

Board members present were:

Damian Kondrotas - President, Paula Uselis – Treasurer, Denise Hart - Secretary, Pete Jula – Director, Herb Chavonne – Director, Gary Williams – Director, Beverly Neubecker - Ameritech Management

Board Members not present: None

Meeting Called to Order

The meeting was called to order at 3:51 pm by President.

New Business

- Ray Harrison asked to speak to the Board to request that he be appointed to the position created by his resignation on 7/27/21. Ray addressed the Board, apologizing to both the Board and to Paula Uselis for his expressed anger prior to his resignation at the last Board meeting. Ray then left the room to allow the Board to discuss his request.
- After discussion, Herb motioned that Ray return to the board as a Director to fill the remaining board seat and that the position of Vice President of the Board be eliminated as of this meeting. Pete seconded the motion and all were in favor. Ray was then invited to return to the meeting. Ray accepted the Director's position.
- Damian discussed implementing a Code of Conduct for the Board. Beverly located a sample Florida Code of Conduct and Damian suggested the Board review, approve and implement for all Board members. Paula will send out to all Board members before the next Board meeting.
- In our July meeting Ameritech presented a new contract for fiscal year 2021-2022. Beverly gave everyone a copy. Paula, Gary, and Pete will meet as a committee to review the agreement and make recommendations to the Board at the September meeting.

Meeting Adjourned

Paula proposed that the meeting adjourn at 4:08pm. Denise seconded and all were in favor.