

Approved
Sept 28, 2021

**Turtle Creek I & II HOA
Board of Director 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, Beverly Neubecker - Ameritech Management

Board Members not present: None

Guests present: Many homeowners present

Meeting Called to Order

The meeting was called to order at 3:01 pm by President.

Reading of the Minutes

Paula moved to waive the reading and approve the minutes from the July 27, 2021 meeting, seconded by Pete. All in favor – motion carried.

Manager's Report

- **Collections** – Reported 12 delinquent units owe July HOA fee. Late fees will be assessed as of 8/31/21 and late notices will be sent out.
- **Walk-through TC** – no new violations
- **Correspondence** – Rules and regulations letters sent to all homeowners. Care of easement on ELW Parkway sent to all homeowners that border ELW Parkway.

Treasurer's Report

July financials were sent to all Board members on 9/9/21 for review. Paula stated that through July 31, 2021 the HOA was under budget due to bills that were budgeted but did not come in during the budgeted month. There have been no unexpected expenses as of 7/31/21.

Unfinished Business

- **Monument Cleaning and Paint** – this work will be scheduled after a decision is made on palm tree trimming vs. removal
- **Resolution on Rule Enforcement and Rule Additions** – After a Q&A was held for homeowners to ask questions regarding the existing rules and the 7 proposed Board Rules. Paula proposed that the Board accept the 7 rules drafted by the Board. Damian seconded the motion. All Board members voted in favor and the motion passed. The 7 Board Rules will be enforced in addition to the Declaration rules.
- **Landscaping Contract** – Paula updated the landscaping contract to include: (1) a 30-day cancellation clause for both parties; (2) addition of raking and hauling away leaves in streets caused by the HOA owned Oak Trees; (3) elimination of hedge trimming along East Lake Woodlands Parkway. The agreement was previously approved by the Board in the June meeting contingent on these 3 items being added. Nice Care Lawn Service agreed to the contract. The contract was fully executed and will be on file with Ameritech.

New Business

- Denise proposed that we get quotes from 3 companies to (1)trim/cleanup the 9 palm trees and (2)cut back the oaks located at the entrance to Turtle Creek Circle and corner of Christy Lane/Kelley's Trail. Paula seconded and all were in favor.
- 30 Kelley's Trail presented ARCH requests to have 4 trees removed. Damian moved that the requests be approved and Denise seconded. All were in favor and the motion passed.
- Gary Williams of 180 Turtle Creek Circle submitted a request to fill the empty position on the Board. Paula moved that the Board accept Gary as a new board member. Denise seconded and all were in favor. Welcome to the Board, Gary!

Next Meeting

September 28, 2021 at 4:30pm at Ameritech

Meeting Adjourned

Paula proposed that the meeting adjourn at 3:48pm. Denise seconded and all were in favor.

Action Items before Next Meeting

- **Beverly**
 1. Contact 3 vendors to get quotes to (1)trim/cleanup the 9 palm trees and (2)cut back the oaks located at the entrance to Turtle Creek Circle and corner of Christy Lane/Kelley's Trail. Please have each vendor provide separate quotes for Oaks and palms.
 2. Send letter to 55 Turtle Creek Circle stating they did not get approval to remove the Oak trees in their yard. They will need to complete the request form and attach the county permit that allowed them to remove the trees.
 3. Set up meeting with Duke Energy to identify the physical location of electric charges for each bill TC HOA receives and currently pays.
- **Paula**
 1. Coordinate and meet with committee members to review Ameritech contract to make recommendations to the Board at September meeting.
 2. Send proposed Code of Conduct to all Board members for review during September meeting
- **All**
 1. Read through the new Ameritech contract and make notes for discussion and approval at September meeting.
 2. Review proposed Code of Conduct for approval at September meeting.