

Turtle Creek I & II HOA
Board of Director Meeting Minutes
December 1, 2020 via Zoom Conferencing

Board members present were: Pete Jula, Damian Kondrotas, Paula Uselis, Herb Chavonne, Ray Harrison and Dennise Hart. A quorum of the Board was present.

Beverly Neubecker, Ameritech Management also in attendance.

The meeting was called to order 1:15 pm

The minutes from the November 24 , 2020 meeting were not approved this meeting and will be available for approval at the next full meeting of the Board.

Manager's report

Beverly stated that Debi Hudrlik with the Master Association was contacted and Riptide was the company used. Ray stated he had the contact information for that company and would provide it.

Beverly stated the association is current on collections, and all owners are paid for this month.

Discussion of legal rewrite to declaration after legal meeting

Paula described the changes/additions that were clarified during her legal conference call meeting:

The items discussed were: 2.01 renting longer periods, 2.03 golf carts, 2:21 No signs- 1 additional not political, 2.24 pets ownership, 2.26 trees-follow Pinellas County rules and 2.29 landscaping- owner responsibility and the addition of beds upkeep by owners.

The welcome packet was discussed and tabled for another meeting.

Paula moved to have the attorney create a final draft of these changes for Board review, to include removing developer from the Docs, Pete seconded. After much discussion, Paula revised the motion to meet with the attorney again for the revisions and create a final draft for Board review, seconded by Dennise, Each Board member proclaimed a yes vote to move forward with the process. Motion carried.

Ray asked how procedure changes would be enforced. Paula explained the process.

Paula moved to have rule enforcement as follows:

Send two letters via HOA/management company, attorney drafted (or use Ray's version-produced by legal) of legal letter, and then if not resolved, then on to a civil suit. Seconded by Herb, all in favor, carried.

Collection Policies were discussed. Paula moved to have the collection policy drafted by the attorney at a cost of \$400.00, seconded by Dennise, all in favor, motion carried.

Treasurer's Report

Daminan provided the treasurer's report. He stated everything was looking pretty good except his concern with the landscaping line item being over budget. The landscaping charges will be reviewed to determine if there is an issue.

Next meeting

The next meeting will be held January 26, 2021 at 3:00 p.m. via zoom conferencing.

Adjournment:

Dennise moved to adjourn the meeting at 2:15 p.m., seconded by Dennise, all in favor, carried.

Action Items This Meeting:

1. Proposal from Riptide and another company.-Bev.
2. Legal meeting and revisions- Paula
3. Legal collection policy revision-Paula