

TURTLE CREEK UNIT ONE ASSOCIATION, INC.
BOARD MEETING
JANUARY 23, 2018

Meeting was called to order at 4:12 by Ray Harrison.

Board Present: Ray Harrison, Denise Hart, Herb Chavanne, and Stuart Haverbeck. Not present: Peter Jula, John Mannion and Craig Valchine.

Ameri-Tech Presence: Louis DeSantis

Minutes: Herb motioned to approve and waive the reading of the October minutes, seconded by Denise and approved by all. There were no December minutes because there wasn't a quorum.

Treasurers Report: Nothing to report.

Committee Reports: Ray stated he went to the Main Association meeting on January 16th. He was informed there is a beetle problem with the pine trees. All homeowners are asked to check their pine trees for tiny holes and take down any that are diseased. The big drainage program is over. There are three projects coming up that are yet to be determined. The Main Association is working on a letter informing everyone what will be required going forward. Work is started on all of the gatehouses and cameras are coming. They are working with the club to maintain good relations. The Main Association is having an inaugural ELW Community tournament on March 24th. The cost is \$30 per person including golf, cart, dinner, and prizes

Stuart asked about the \$250 a month we pay for tree trimming. Lou said it is for parkway trimming and it was put under that category to separate it out instead of just putting it under lawn service. To help keep dues the same, the reserves for seal coating can be removed from the budget.

Ray discussed the two streetlights facing Christy Lane to the left that keep going out as well as lights by the monuments. Lou said Duke marked it as a bad line and moved it to another line that is also bad. Herb asked Lou if we could meet with Keith from Duke Energy. The delay is due to Duke being backed up since the hurricane.

The monuments need new landscaping due to the freezes. Ray would like something other than gold mounds because they aren't hardy. We will wait until March before we plant something new.

Ray has the Christy Lane sign. He will give it to Lou to be installed when he gets the other signs. The sign shop is waiting on the blanks to print and will call Lou when they are ready. Ray will also make sure the meeting signs are there.

Manager's Report: Lou stated Sunshine Electric of Pinellas has provided a quote to run new 100 amp feeders from Duke Energy's transformer to the existing meter location. He will get two additional quotes for the Board to consider.

Delinquencies are consistent with this time last year. The Operating Account has \$84,703 and Reserves total \$202,218.

Unfinished/Old Business – Nothing to report.

New Business: Herb suggested the meeting time be changed to accommodate all board members.

Questions/Open Discussion:
Nothing to report

Meeting adjourned at 4:52 p.m.

Next meeting will be February 27th at 4:00 p.m.

Respectfully submitted by:

Ameri-Tech Community Management