

Approved 7/27/21

**Turtle Creek I & II HOA
Board of Director Meeting Minutes
June 29, 2021 at Ameritech Management**

Board members present were:

Damian Kondrotas - President, Ray Harrison - Vice President, Paula Uselis – Treasurer, Denise Hart - Secretary, Pete Jula – President , Beverly Neubecker - Ameritech Management

Board Members not present: Herb Chavonne – Director

Guests present: Heather Jackson – Lot Owner

Meeting Called to Order

The meeting was called to order 3:12 pm.

Reading of the Minutes

Paula moved to waive the reading and approve the minutes from the May 25, 2021 meeting, seconded by Damian. All in favor – motion carried.

Manager’s Report

- **Collections** – No delinquent units. Beverly reported that the Attorney collected TC HOA fee, late fees, and attorney fees from Lot owner at 195 Turtle Creek and then sends the collected HOA fee and late fee to HOA.
- **Walk-through TC** – scheduled for June 30

Treasurer’s Report

Paula stated that through May 31 the HOA is over budget by \$1902.75, however the HOA does have funds remaining from the 2019-2020 fiscal year that will be used to cover the budget deficit. After the fiscal year closes on June 30, 2021 we will report 2020-2021 budget shortfall.

Unfinished Business

- **Access Way and Easement Rule** – Paula spoke with attorney Tiffany Grant to get clarification on Access Ways and Easements within Turtle Creek 1 & 2. The attorney worked with Paula to design a rule for Board Approval that will clarify ownership and responsibility of the Access Ways and Easements. The Board agreed to vote on the attached rule at our next meeting.
- **65 Turtle Creek Circle clarification on easement** – Paula moved that the Board send the attached letter to the homeowner in response to their concerns on Access Way and Easement responsibilities. Denise seconded and all were in favor. The letter will be sent from Beverly (Ameritech).
- **Monument Cleaning and Paint** – the Board reviewed proposals from 2 vendors to clean and paint nine monuments. Paula proposed that the Board accept the proposal from Lowes Commercial Painting for \$4800. Denise seconded and the motion was approved by all. Beverly will coordinate the painters to meet with Ray at the 1st monument after the electricity and lights are complete. The knee wall on the east side of Turtle Creek Circle will serve as the sample.
- **Knee Wall electric and spotlights** – the Board reviewed proposals from 2 vendors to repair the electricity and install LED lights as needed at the nine monuments. Paula proposed that the Board accept the proposal from Consolidated Electric for \$3314. Damian seconded and the motion was approved by all. Beverly will coordinate the electric and lighting to be installed before the painting.
- **Resolution on Rule Enforcement and Rule Additions** – Paula proposed that the Board (1) vote to execute the attached Resolution regarding future enforcement of Article II-Restrictions of the

Declarations; (2) vote to approve the Attorney's proposed letter to be sent to all Lot owners; and (3) vote to send the Board Rules to Lot Owners with a vote scheduled for the July Board Meeting. Denise seconded the motion and all approved.

- **Drainage Letters** – Paula presented a letter to be sent to Pinellas County Public Works addressed to Mr. Flowers regarding the Turtle Creek 1&2 drainage service responsibility. Damian seconded and all approved.

New Business

- Ray presented the Lawn and Landscaping Contract renewal prepared with Nice Care Lawn Service. Damian moved that the Board approve the contract with modifications to include: (1) a 30-day cancellation clause for both parties; (2) addition of raking and bagging leaves in streets caused by the HOA owned Oak Trees; (3) elimination of mowing Access Ways and Easements adjacent to Lots (4) elimination of landscaping and shrub trimming along East Lake Woodlands Parkway. Paula seconded and all approved.
- Beverly will get 3 quotes to have the Palm Trees near the monuments removed and the stumps ground where needed. Ray will identify the palm trees to be removed.

Meeting Adjourned

Paula proposed that the meeting adjourn at 4:30pm. Denise seconded and all were in favor. Motion passed.

Action Items before Next Meeting

- **Beverly**
 1. Get 3 quotes to have the Palm Trees near the monuments removed and the stumps ground where needed. Contact Ray to identify the palm trees to be removed.
 2. Send out letter to 65 Turtle Creek Circle
 3. Send out Resolution, attorney letter, and Board Rules 14 days before next Board meeting 7/27
 4. Send out letters to Master HOA and Pinellas County regarding drainage
 5. Contact Consolidated Electric to schedule the work to be done on the monuments
 6. Contact Lowes Commercial Painting to schedule work to be performed following electrical work. Coordinate with Ray so he can be there for 1 monument.
- **Ray**
 1. Change Lawn Maintenance contract to include the items listed under New Business above