

Approved
4/29/21
mtg

**Turtle Creek I & II HOA
Board of Director Meeting Minutes
May 25, 2021 at Ameritech Management**

Board members present were:

Pete Jula – President (via Zoom), Ray Harrison - Vice President, Damian Kondrotas - Treasurer, Herb Chavonne – Director, Denise Hart – Director, Paula Uselis – Director, Beverly Neubecker - Ameritech Management

Board Members not present:

John Mannion - Director

Meeting Called to Order

The meeting was called to order 3:05 pm.

Reading of the Minutes

Damian moved to waive the reading and approve the minutes from the April 27, 2021 meeting, seconded by Denise. All in favor – motion carried.

Management Report

- **Collections** – There is one owner delinquent on fees – Beverly will be sure a letter was sent from the attorney and provide a status at next meeting.
- **Drainage** - Paula will draft a letter to Pinellas County documenting the meeting they held with Ray and Damian. After Board Approval this letter and the previously approved Master HOA letter will be sent out on the same date.
- **Knee Wall Painting** – Beverly received one bid from Lowes Commercial Painting. Awaiting 2nd bid from Elite Painting.

Treasurer's Report

Damian stated the HOA is currently operating within budget. Damian noted that Admin/Professional was over budget, but overall the budget looked to be in good shape. The lawn & landscaping line was addressed at the budget workshop for the 2021-22 budget and will be adjusted according to new contract negotiated with current vendor.

New Business

- **Letter to Homeowners on Rule Changes** – Paula proposed that the Board approve spending to have the attorney soften the Homeowner letter. Damian seconded and all were in favor – Motion Approved.
- **Homeowner clarification on easement** - 65 Turtle Creek Circle attended the Board Meeting regarding lawn maintenance of the easement on the Christy Lane side of their home. The homeowner states that their survey proves they should not have to maintain the lawn, trees, and leaves accumulating in the street; and they do not have access to sprinkler watering for the area. The Board requested that a copy of the survey be sent to Beverly and then Paula will discuss ownership vs. maintenance of the easement with the attorney.
- **Knee Wall Upgrade** – Damian, Ray, and Cathy are working as a committee to upgrade the Knee Walls. The objective is to clean and paint each one, repair the lighting and provide clean landscaping. The knee wall on the east side of Turtle Creek Circle will be used to provide a sample.

- **Knee Wall spotlights** – Herb proposed that the HOA switch to LED spotlights since we are unable to get parts for the current spotlights. Damian seconded the motion and all were in favor – Motion approved. Dunedin Electric bid \$212/light to replace with LED. Beverly will get a second bid.
- **Electrical Failure at Christy Lane knee walls** – Beverly will get 1 electrician to give a second quote on the work required to fix the electric. If it is determined that the issue is under the street, Beverly will get 2 quotes to run the piping and wire under the street between the 2 corners.
- **Pete Jula resigned as President** – Pete has resigned as President but will stay on the Board as a Director. Paula proposed that Ray Harrison assume the President’s role through June until next year’s Board and officers can be elected in the General Meeting. Denise seconded and all were in favor. Motion Passed.

Meeting Adjourned

Paula proposed that the meeting adjourn at 5:03pm. Denise seconded and all were in favor. Motion passed.

Action Items before Next Meeting

- **Beverly**
 1. Get status on Collections Letter sent by attorney to delinquent homeowner
 2. Get bid from Elite Painting for knee walls
 3. Upon receipt of 65 Turtle Creek Circle survey file and forward to Paula
 4. Get a second bid on replacing the knee wall spotlights with LED
 5. Get electrician to give a second quote on the work required to fix the electric between the two knee walls on Christy Lane. If it is determined that the issue is under the street, get 2 quotes to run the piping and wire under the street between the 2 corners.
- **Paula**
 1. Draft a letter to Pinellas County documenting the meeting they held with Ray and Damian on drainage.
 2. Work with attorney to soften the Homeowner letter regarding rule changes