

**Turtle Creek I & II HOA**  
**Board of Director Meeting Minutes**  
**November 24, 2020 via Zoom Conferencing**

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

Beverly Neubecker, Ameritech Management also in attendance.

The meeting was called to order 3:05 pm

The minutes from the October meeting were not completed 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 would be contacted regarding who cleaned the sidewalks in their association. Beverly will report at next meeting.

Beverly stated the association is current on collections, and the previous owner who was delinquent has cured their amount due.

**Treasurer's Report**

Daminan provided the treasurer's report. He asked about the process to move the account from Hartford Bank to BB&T Bank. Beverly stated that the account will need to be changed with Dominick from Management & Associates and Pete Jula to meet at the bank and sign out the account to the Association. Beverly will schedule with the two parties to resolve.

**Street Cleaning and knee walls cleaning**

The Board discussed the proposal obtained by John Mannion from Hammerhead Cleaning for \$8,800. John explained that it is under warranty and if it becomes dirty again they will clean again free of charge. Ray stated it was a waste of time to do sidewalks now. It was stated that driveways should be included. Paula suggested that two more proposals be obtained for sidewalks, gutters and kneewalls on an exact date 6 months from now and send letters to owners indicating that the driveways can be done at the same time. In this way, it will fall into the 2021 budget year. Beverly will obtain more proposals.

**Discussion of legal rewrite to declaration-Paula's handouts**

Paula went over the rules she submitted to everyone prior to the meeting. She incorporated all changes previously submitted by Board members. Ray asked how the rules were going to be enforced. A discussion ensued about the number and size of dogs allowed and breeds.

Paula moved to accept the amended rules to begin January 1, 2021, seconded by Damian. Pete stated he wanted more time to review the rules. Motion died on the floor.

Damian revised the motion to vote now as to whether to move forward with the rules starting January 1<sup>st</sup>, or wait until a later meeting, Paula seconded. The vote: Herb-wait, Pete, wait, Ray-wait, Dennise-wait, John-now, Paula-now, Damanian-now. The motion was voted down 4 votes to 3 to wait until next meeting to vote.

Paula suggested that the next meeting be within two weeks or less to get this completed in a timely manner, all agreed.

### **New Business**

Pete asked if John Mannion's wife was interested in helping with the Christmas Decorations this year. John stated he did not know but would ask. Pete asked if anyone knows where the decorations are stored. No one was sure now, but a few owners involved last year will be asked.

### **Next meeting**

The next meeting will be held within one week to discuss and vote on the rules and regulations on December 1, 2020 at 1:00pm via zoom.

### **Adjournment:**

Herb moved to adjourn the meeting at 4:07 p.m., seconded by John, all in favor, carried.

### **Action Items This Meeting:**

1. Find out company who cleaned sidewalks in Master Assoc.-Bev.
2. Negotiate a meeting date and time with Dominick & Pete for Hartford acct- Bev.
3. More proposals for kneewalls, sidewalks,& driveways- Bev. & Board
4. Review rules & regs for voting- Board members