

TURTLE CREEK UNIT ONE ASSOCIATION, INC.
BOARD MEETING
OCTOBER 24, 2017

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

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

Herb motioned to appoint John Mannion to the Board, seconded by Ray and approved by all. Denise motioned to elect John Mannion as Treasurer, seconded by Ray and approved by all.

Ameri-Tech Presence: Louis DeSantis

Minutes: Denise motioned to waive the reading of the minutes of July, August, and September 2017 as well as the Preservation Meeting and approve by acclamation, seconded by Ray and approved by all.

Treasurers Report: Lou stated we are on budget. We have seven delinquencies. The BB&T Operating Account total is \$100,891 and the Hancock Bank Operating Account total is \$2,500. BB&T Reserves are \$146,830 and Hancock Reserves are \$51,050. Total assets are \$307,471.68.

Committee Reports: Ray discussed lights that aren't working on the parkway and we may need to rerun electric wire.

Ray proposed sending a letter about the upcoming road work and including with the letter a reminder not to put trash out until the night before pickup.

Herb mentioned the owner of 50 Turtle Creek Circle has let the home deteriorate and it needs to be addressed. Ray offered to talk to the owner first. If no action is taken, Lou will send the necessary letters with photos. He will send one letter, followed by a second letter 21 days later, and a third letter 14 days later. If no action is taken after that, it will be turned over to the Association's attorney.

Herb was concerned about The Main Association using the main parkway to store equipment and feels it's an eyesore.

John asked about the two huge piles of mulch at the back entrance near the bus stop.

Pete asked about the parkway lights. Lou will check with the Main Association.

Herb had asked for a price to clean the knee walls using chemicals and was quoted \$250 for all of them. Ray motioned to go ahead and have the knee walls cleaned, seconded by Denise and approved all.

Manager's Report: Lou is waiting on Chuck from DMI for a schedule and date for the resurfacing.

Unfinished/Old Business

New Business:

Questions/Open Discussion:
Nothing to Report

Meeting adjourned at 4:59 p.m.

Next meeting will be December 5 at 4:00 p.m.

Respectfully submitted by:

Ameri-Tech Community Management