

Turtle Creek I & II HOA
Board of Director Meeting Minutes
October 27, 2020 via Zoom Conferencing

Board members present were: Ray Harrison, Herb Chavonne, Damain Kondrotas, Pete Jula, John Mannion and Paula Uselis. A quorum of the Board was present.

Beverly Neubecker, Ameritech Management also in attendance.

The meeting was called to order 3:02 pm

Damain moved to waive the reading of and approve the September 22, 2020 meeting minutes, seconded by John, all in favor, carried.

Manager's report

Paula stated that she had met with legal regarding the requirements to update the rules and regulations. Paula will prepare an update for Board review, and asked for any Board input by the next meeting.

A three person committee to define rules was discussed.

Sidewalks repairs were discussed. Ray obtained a quote for the corners to be raised and repaired, and moved to accept the proposal, seconded by Damian. All in favor, carried.

Treasurer's Report

Damain provided the treasurer's report. He questioned the increase in lawn services for this month since previous months. Management did not have a specific answer to the difference. Ray will check with the landscapers to find out. Damain questioned if there was a way to review invoices before paid.

Street Cleaning and knee walls cleaning

Pete advised that a street cleaning should happen three times per year and pressure wash the miami curbs. John will obtain a proposal from Hammerhead Roof & Structure Softwash for the miami gutters, sidewalks, and monuments.

Street Cleaning costs 3X year

Pete advised that street cleaning was done in the past 3 times per year and asked the Board if they felt this is a project that should be continued in the future. Herb stated this has not been done in several years and felt it was no longer necessary. This subject was tabled for a later date.

New Business

The Board discussed account #202 that is currently in arrears. After some discussion the Board directed Management to move forward with the collections on this unit.

Next meeting

November 24, 2020 at 3:00 pm via zoom.

Adjournment:

Paula moved to adjourn the meeting at 4:18 p.m., seconded by Damian, all in favor, carried.