

TURTLE CREEK UNIT ONE ASSOCIATION, INC.
BOARD MEETING
SEPTEMBER 26, 2017

Meeting was called to order at 4:04 p.m. by Pete Jula.

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

Ameri-Tech Presence: Louis DeSantis

Minutes: Herb motioned to waive the reading of the minutes of the July and August meeting until next month seconded by Ray and approved by everyone except Stan.

Treasurers Report: Stan stated revenues in August and for year-to-date were higher than planned primarily due to the timing of assessment payments. August expenses were about 4% lower than budget and were about 5% lower than the budget for year-to-date primarily due to lower insurance costs and ELW Association fees, offset in part by higher repair costs. Net income variance for August and year-to-date was primarily due to variances as noted above.

Required reserve balances for paving, seal coating, and knee walls were increased by allocation from revenues of \$1,431 in August and total \$134,367 as of August 31, 2017. The projected cost of this work is \$22,500. There are additional surplus balances available for reservable expenditures equal to \$62,067 plus the equity balance of \$118,005 for a total of \$180,072 as of August 31, 2017. The operating and reserve account balances have been reviewed and reconciled to BB&T's August bank statement. There is a difference of \$1,431 between operating and reserve accounts. The Hancock August bank statement was not provided.

At the end of August, 11 homeowners were delinquent for a total of \$7,275 (eight for \$800 each one for \$775 and two for \$50 each). As of August 31st, six homeowners prepaid a balance of \$3,258 of the January 1, 2018 assessment.

There was a discussion about the amount of retained earnings we have versus our annual costs. Stan suggested holding a special meeting with all board members present to discuss all finances. Herb motioned to table this discussion and called for a special meeting on Tuesday, October 3rd at 4:00 p.m., seconded by Ray and approved by all.

Committee Reports: Ray met with Chuck of DMI. It would cost \$36,000 to do repairs on the Miami curbs and Ray recommended we table it. Ray thinks we should repave the roads instead at a cost of \$107,000. We currently have \$104,000 in reserves to cover all but \$3,000 of the cost. There would be minimal impact on cars going in and out of Turtle Creek. It is estimated to take

approximately four days to complete the project. Pete motioned to do the roads now, seconded by Ray and approved by everyone except Stuart and Stan.

Manager's Report: Lou, Ray, and Stan met with Chuck of DMI, on September 15th regarding the Miami curbing and roads.

Lou provided the storm debris removal schedule for Pinellas County Unincorporated Areas. Our zone is INON08. They are now collecting zones:

- i. North – INON03, INON06, INON07, INON08
- ii. Southwest – INSW02, INSW03, INSW05, INSW06, INSW07
- iii. South – INSE05, INSE06, INSE07, INSE08, INSE09, INSE10

<http://pinellas-egis.maps.arcgis.com/apps/webappviewer/index.html?id=f057b3c631f945ebb200edf95a3a02df>

New Business: Stuart provided a Schedule of Right-of-Way Maintenance for Turtle Creek from the Main Association from the edge of the road to the sidewalk or the top of the berm or the woodline. Ray suggested Lou contact the Main Association and shows them what their responsibilities are. Ray also suggested we look into other ways to cut costs.

Architectural Approvals: 35 Turtle Creek Circle submitted a request to paint the house Navajo white with nouveau red trim and it was approved by all. 105 Turtle Creek Circle submitted a request to erect a vinyl fence. It was discussed and tabled until the special meeting next week.

Questions/Open Discussion:
Nothing to Report

Meeting adjourned at 5:25 p.m.

Next meeting will be October 24 at 4:00 p.m.

Respectfully submitted by:

Ameri-Tech Community Management

Turtle Creek Preservation Meeting reconvened on August 22, 2017 at 4:00

Meeting was called to order at 4:13 p.m. by Pete Jula.

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

Lou provided the Statement of Marketable Title Action with no changes to the documents. The Association attorneys did a search for all related documents and they will re-record and preserve them so the corporation can continue for another 30 years. Stan asked about the master declaration for Turtle Creek 1 & 2 and wanted to know if the articles have ever been amended. He pointed out a section that states "Only founding members can vote for directors". He also stated two documents called Master Declaration of Covenants if the attorney's search uncovered all of the relevant documents. The board agreed Stan will meet with the attorney to get his questions answered and will report back to the board at the next meeting.

The meeting recessed at 4:32 p.m.

Denise motioned to preserve the documents of the association of turtle creek unit 1 that includes 1 & 2, seconded by Peter and approved by all.

Stuart motioned to adjourn seconded by Denise and approved by all.

Meeting adjourned at 4:17 p.m.