

Approved

**Turnberry Homeowners Association, Inc.  
Board of Directors Minutes  
January 27, 2010**

**I. Establish Quorum**

A quorum was established with the presence of: Dan Navin, Rolf James, Michael Talbert, Charles Yorio and Eugene Rankin. Attending on behalf of MAY Management Services: Tim Hutchison, and Hope Tanner.

**II. Call To Order**

The meeting was called to order at 3:00 p.m.

**III. Update of USSA**

Kevin Russell with USSA Security stated that the change in security has been going as planned, the vehicles have been changed, jump box in vehicles, and wands have been added. They do have a February 1<sup>st</sup> deadline to get contract implemented.

**IV. Approval of Minutes – 10-28-09,11-13-09, and 11-16-09**

Charles Yorio made a **motion** to approve the 10/28/09 minutes; Rolf James seconded and motion carried unanimously.

Eugene Rankin made a **motion** to approve the 11/13/09 minutes; Rolf James seconded and motion carried unanimously.

Mike Talbert made a **motion** to approve the 11/16/09 minutes; Eugene Rankin seconded and motion carried unanimously.

**V. Financial Report (Rolf James)**

Report given as of 12/31/09:

There is \$48,624.65 in the operating account and \$51,997.32 in the replacement account. Rolf reported on the status of the bad debt reserve, which has been set at \$6,000 for year 2009.

**VI. Committee Presentations**

- a. Landscape –Knowing she would not be able to attend the meeting Mardee Jenretter submitted the following to each Board Member:
  1. I have been in contact with Jay and he will be starting soon on the 2010 Landscape Enhancement projects that were approved by the 2009 board.
  2. Although some of our landscape plants are not looking great---flax lilies, Agapanthus, for 2---Jay assures me they will bounce back. The new dianthus at the entrance made it through the freezes nicely and will begin to bloom as soon as they get some fertilizer (once the weather stabilizes a bit).
  3. We have not pursued the Master Gardner seminar previously discussed, since Tim informed me towards the end of last year that he has been in contact with someone from the Ag. Center who is especially knowledgeable about HOAs and is prepared, I believe, to give us a presentation on the whole Florida Friendly Landscape issue. Tim knows that we are ready to work with him once he makes the arrangements with his contact."
- b. Social – Carol Shook announced that Marge Talbert has joined the social committee. They are planning a Spring Fling on April 24<sup>th</sup>. Eugene Rankin was given the keys and letters for the bulletin board.
- c. ARB – Steve Cashat announced that there were no ARB requests since the last meeting.
- d. Enforcement – No member's present
- e. Safety – Dan announced that they have had a request for another bike rack.
- f. Website – Steve Cashat requested written information on main function of each committee, name, and phone number of the chairperson so he can post this information on the website.

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**VII. Old Business:**

- a. Collection of delinquent accounts- The board would like to meet with Rosanne Perrine to find out what else they can do to for collections.

**VIII. New Business**

- a. Attorney Response – The Board would like to have a meeting with Tom Jenks at the February meeting regarding the language they need to use in the C&R for the truck parking in our community.

**IX. Adjournment**

With no further business to discuss Rolf James made a **motion** to adjourn at 4:30. Mike Talbert seconded the motion.

**X. Open Forum**