

Turnberry Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 28, 2009

I. Establish Quorum

Quorum established with the presence of Board members: John Navin, Charlie Yorio, Rolf James, Sid Halsey and Mike Talbert.

Attending on behalf of MAY Management Services: Tim Hutchison and Lisa Gell.

II. Call To Order

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

III. Approval of Minutes – November 25, 2008

Rolf James made a motion to approve the 11/25/08 minutes as corrected; Charlie Yorio seconded and motion carried unanimously.

IV. Financial Report

Rolf James provided the written report as attached. Mike Talbert made a **motion** to approve the Financial Report as given; Charlie Yorio seconded and motion carried unanimously.

V. Committee Presentations

- a) Landscape: Board approved up to \$4,000 for landscape improvements at a previous meeting. The proposals for the work has come back a little higher than the approved dollar amount. The Board asked that Mardee come up with a list of priorities and work within the \$4,000 approved at this time. Mardee recommended having one of the Master Gardeners from the St. Johns County exchange out to do a community workshop, which the Board approved. Mardee recommended setting up a reflecting pond park with getting donations from owners to put a plant or bench in and plaques will be installed in front of donated items. Rolf James made a **motion** to have Mardee proceed with plans for the Reflecting “park”; Mike Talbert seconded and motion carried unanimously.
- b) Social: Carol Shook has taken over as Chair and several others have volunteered. Now that the holidays are over a meeting will be set.
- c) ARB: No report given. Steve will speak with the new Chair.
- d) Enforcement: No report.
- e) Safety: New signs have been put up. Speeders discussed. Committee will follow up on. St. Andrews has had problems with automobile break-ins. Car doors should remain locked and garage doors should remain shut.

VI. Management Report

Tim Hutchison provided the written report as attached.

VII. Old Business

- a) Approval of 2009 Budget: John Navin made a **motion** to approve the 2009 budget; Rolf James seconded and motion carried unanimously.
- b) Status of Payback at 1249 PPR: Tim has followed up on issue and we will proceed with filing a lien.
- c) Holiday schedule for pool maintenance: Schedule provided to the Board.

VIII. New Business

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- a) Pool
 - Retrofit of drains: Tim has gotten a cheaper bid than the original. As soon as grate is available they will be installed.
 - Kiddy pool auto fill-replacement: Tim will contact Ed to fix or replace the auto fill. Item should be under warranty.
 - Schedule first pressure wash: Pressure washing will be done just before Spring Fling. Furniture will be cleaned as well.
- b) Landscaping – schedule removal of old mulch before new application: Marty will follow up on issue.
- c) Mailbox posts: Painting will begin when weather warms.
- d) Entry sign – Installation of light – review proposals: Cost for lighting bulletin board is quite high. Sid Halsey made a **motion** to cancel pursuing lighting bulletin board; Mike Talbert seconded and motion carried.
- e) Irrigation Equipment at entry – permanent shed to be built: Rolf James made a **motion** to approve Nanak's proposal for pump house; Mike Talbert seconded and motion carried unanimously.
- f) Bike Rack at entry: Proposal reviewed. Rack is in budget. Rolf James made a **motion** to approve the new bike rack and pad; Mike Talbert seconded and motion carried with four in favor.
- g) Fence at Basketball court – Nanak's alternate proposal: Mike Talbert made a **motion** to leave existing fencing around basketball court; Rolf James seconded and motion carried unanimously.
- h) Workshop – MAY Mgmt / Al LeBeau: Any Board members are welcome to attend. At this time the Board does not feel the need to attend any additional workshops.
- i) Schedule Review of Reserve Study with Provider: John Navin is not happy with the update. Tim was asked to schedule a meeting with the contractor and the Board.
- j) BOD's Term limits: Board will follow up with term limits and make a decision at the next meeting. Tim will follow up on attorney's comments on term limits.
- k) Dreux Issac: will be asked to attend the March board meeting to discuss the ewserve study update.

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:25 p.m.