

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
March 25, 2009 at 3:00 p.m.

I. Establish Quorum

A quorum was established with the presence of: Charles Yorio, Rolf James, Sid Halsey and Michael Talbert. Absent: John Navin.

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. Approval of Minutes – February 25, 2009

Meeting minutes for February were inadvertently erased before they were transcribed. The Board will review the minutes and fill in missing information. *Approval of 2/25/09 minutes tabled.*

IV. Financial Report (Rolf James)

Report as of 1/31/09:

We have had a tremendous growth in outstanding receivables since last year. Last January there was approximately \$18,500 in outstanding assessments and this January there was approximately \$33,600. \$28,000 of this is represented by 13 accounts. These 13 accounts are in bankruptcy, foreclosure or have a lien filed. We are accumulating a bad debt reserve and currently have approximately \$5,000 saved.

Rolf reported a potential budgeting issue if many homes decide to join the monitoring program with Atlantic Security. Rolf has not seen any other checks or invoices thus far that makes him believe that we may go over budget for the year.

Tim reported that one property that was substantially past due has been sold and this may account for the \$3,000 recently received but he will confirm this.

Michael Talbert made a **motion** to approve the financial report; Sid Halsey seconded and motion carried unanimously.

V. Committee Presentations

a. Landscape –

- Mardee requested permission to have the Master Gardener come out and do a seminar. They bring all necessary equipment and information but request the association has at least 10 attendees. Cost is \$5 per person. The Board agreed to hold the event as a Turnberry sponsored event.
- There seem to be many violations with the irrigation-watering schedule. Yarborough will be given flyers to post when they see someone doing unauthorized watering.
- Discussion on trimming work. Landscaper did not do the back of the fence and Tim will follow up on. He will also follow up on ligustrums and fire ants in pool area.

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- b. Social – Charles Yorio made a **motion** to give the Social Committee \$200 in petty cash for the spring event; Sid Halsey seconded and motion carried unanimously.
- c. ARB – No report.
- d. Enforcement – There was a meeting last month and the owners that were in violation were given 25 days to take care of the issue. If they did not take care of in the 25-days, they would be fined.
- e. Safety – Sheriff's office has been contacted and asked to ticket more versus giving warnings.
- f. Website – No report.

VI. Management Report

Tim Hutchison provided his report as attached.

Tim will confirm pool is in compliance.

Tim will follow up on utility box painting.

VII. New Business

VIII. Old Business

- a. Pool business – Discussion followed on new pool contract. We have not been happy with First Coast Pool Company service. Tim will send the Board the proposal from the contractor (Nickerson's) that takes care of the St. Andrews Place pool. St. Andrews Place is very pleased with their service.
- b. Term Limits – There seem to be current inconsistencies in the documents. Tim reported that he has not gotten anything in writing from the attorney at this point.
- c. De-mulching – Tim will get schedule from Nanak's.
- d. Pressure washing furniture – Tim will confirm furniture is pressure washed when the pool area is cleaned.
- e. Trimming across from the pool – Tim will follow up with Nanak's on trimming that was allowed to grow up but now needs to be shaped.
- f. Parking – Parking tags for violations discussed. Citation example based upon information from the sheriff's department given. Current procedure for parking violations discussed.
- g. Basketball Court – Free throw line will be painted at the courts.
- h. Basketball Nets – Concerns addressed regarding portable basketball hoops being left out in cul-de-sacs or in front of houses. The current violator has been sent a letter. Information must be submitted to the ARB.
- i. Pool – Concerns addressed with kids playing in the pool area unsupervised and riding their bicycles in the pool area.

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:35 p.m.

X. Open Forum