

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
April 29, 2009

I. Establish Quorum

A quorum was established with the presence of: John Navin, Charlie Yorio, Rolf James and Sid Halsey. Absent: Mike Talbert. 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 – March 25, 2009 & March 30, 2009

Rolf James made a **motion** to approve the 3/25/09 minutes; Sid Halsey seconded and motion carried unanimously.

Rolf James made a **motion** to approve the 3/30/09 minutes; Charlie Yorio seconded and motion carried unanimously.

IV. Financial Report (Rolf James)

Report given as of 3/31/09:

Receivables have come down \$9,000 since the last meeting. We have collected \$1,500 for capital contributions thus far this year and the association is in good financial standing. Charles Yorio made a **motion** to approve the financial report; Sid Halsey seconded and motion carried unanimously.

V. Committee Presentations

- a. Landscape –
 - o The Board thanked Mardee and Jim for the work along the entrance. The work is beautiful. Bike rack is being used all the time. Thanks also given to Jay and Nanak's.
 - o Improvements needed along Paradise Pond. Proposal given to replant area at the time Nanak's recommends. Area is not irrigated and drought tolerant plants are recommended. Charles Yorio made a **motion** to accept the proposal from Nanak's for \$180 to replant recommended areas; Sid Halsey seconded and motion carried unanimously.
 - o Watering schedule information given to Yarborough to post on properties that are not following mandate.
- b. Social – Sign up posted on property for committee. Information will also be posted on the website. Spring Fling sign will be taken down for Mother's Day and Memorial Day. Woody's Barbeque will cater Spring Fling.
- c. ARB – There are several projects going on at this time. Steve reported that Don will continue to Chair the committee and he will Chair in his absence. Tim will follow up on a basketball hoop location.
- d. Enforcement – Committee thanked for their work. No report given.
- e. Safety – No report given.
- f. Website – Website is up and running. Spring Fling information on website.

VI. Management Report

Report provided as attached.

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VII. Old Business:

- a. Pool contract – The Board is not happy with the current contractor. Tim will get proposals from other contractors.
- b. Term Limits – Board would like to have duration of the term set at two years versus one year. Staggering would be done by the Board after next election. Rolf James made a **motion** to have MAY Management draft amendment on term limits; Charlie Yorio seconded and motion carried unanimously.
- c. De-mulching - MAY Management is working on getting schedule from Jay.
- d. Pressure washing of pool deck prior to May 31 Spring Fling – Tim will schedule for the 27, 28, or 29th of May.
- e. Trimming –Dan was very pleased with the way that the community was looking.
- f. Violations-ticketing by Yarbrough Security – Sid Halsey made a motion to give Yarbrough violation tickets to place on cars; Charlie Yorio seconded and motion carried unanimously.

VIII. New Business:

- a. Pool Violations-update and cost to correct violations – Tim reported on his findings.
- b. Painting of FPL transformer boxes-get quote – FPL has stated that they do not maintain boxes and will not paint transformer boxes. He said the HOA could paint if they want. John will follow up on further with FPL. In the meantime Tim will get cost on repainting all boxes within community.

IX. Adjournment

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

X. Open Forum