

**Turnberry Homeowners Association, Inc.**  
**Board of Directors Minutes**  
**May 27, 2009**

**I. Establish Quorum**

A quorum was established with the presence of: Charlie Yorio, Rolf James, Mike Talbert and Sid Halsey. 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 & April 29, 2009**

Rolf James made a **motion** to approve the 2/25/09 minutes; Sid Halsey seconded and motion carried unanimously.

Rolf James made a **motion** to approve the 4/29/09 minutes with corrections as discussed; Sid Halsey seconded and motion carried unanimously.

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

Report given as of 4/30/09:

There is \$43,898 in the operating account and \$61,906 in the replacement account. There have been two unexpected cost for the replacement account one being the moving of the irrigation pump and the cost for pool violations. Sid Halsey made a **motion** to approve the financial report; Charles Yorio seconded and motion carried unanimously.

**V. Committee Presentations**

- a. Landscape –
  - o De-mulching has started. Re-mulch after Spring Fling.
  - o Nanaks will be planting a Bulbine on Paradise Pond.
  - o Impatiens at the Palm in pool is looking very good.
  - o The flowers were stolen at the front entrance. A police report was made. Flowers have been replanted.
- b. Social – 63 residents have RSVP for the spring fling. They are asking for anyone with folding white chairs to bring them to the event. If it rains they will hold the party on Monday at 6 pm. They also ask the board to look at getting a Bocci Court by the basketball court.
- c. ARB – No report given.
- d. Enforcement – There will be two hearings on June 5th. No report given.
- e. Safety – No report given.
- f. Website – No report given.

**VI. Management Report**

Report provided as attached.

**VII. Old Business:**

- a. Pool violation bids – Michael Talbert made a **motion** to accept the bid from All about Pools to get all violations fixed; Sid Halsey seconded the motion. Funds from Reserves.
- b. Insurance Request – Tim reported that all items that the Insurance Company had requested to get repairs to THOA common areas was completed.
- c. Term Duration – Tim has been working with Tom Jenks to find out what is needed for these changes. Request for Tim to expedite documents change from one to two years.
- d. Transformer boxes – Tim is working on getting prices. The Board wants to make sure that they have it in writing from FPL that they can be painted.
- e. Pool contract – Michael Talbert made a **motion** to have All About Pools start services after June 1<sup>st</sup>; Rolf seconded and motion carried unanimously.

**Approved**

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- f. Cathy- Tim to setup meeting on 6/11/09 at 10:30. The Board members will forward any questions or concerns that they wish to discuss.

**VIII. New Business**

**IX. Adjournment**

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

**X. Open Forum**