

Approved

**Turnberry Homeowners Association, Inc.  
Board of Directors Minutes  
August 26, 2009**

**I. Establish Quorum**

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

**II. Call To Order**

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

**III. Approval of Minutes – July 29, 2009**

Rolf James made a **motion** to approve the 7/29/09 minutes as presented; Sid Halsey seconded and motion carried unanimously.

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

Report given as of 7/31/09:

There is \$44,529 in the operating account and \$60,754 in the replacement account. Rolf reported on the status of the bad debt reserve. Currently over \$30,000 delinquent accounts.

Meeting with Cathy Savarese is in process to discuss past due accounts and reserves.

**V. Special Presentation** – Mike Talbert presented a Security Review Update – Requested a bid from First Coast Security, Ginn Security and Yarborough Security. All companies were provided with a request for proposal guideline so that bids are equal in services being requested.

**VI. Committee Presentations**

- a. Landscape – Plantings around pool are complete, modification around Turnberry sign at entrance, Committee is going to meet with Jay at Nanaks for long-term planning for 2010 timeframe, additional information on new Florida friendly landscaping law.
- b. Social – Wine Social 9/20, Fall Festival 11/14. Committee is working 2010 budget numbers and will provide to the board when completed.
- c. ARB – No report provided.
- d. Enforcement – There were 4 hearing issues noticed for the last meeting and none of the violators made a presence at the meeting.
- e. Safety – Patrol is going to bring back radar equipment to deter speeding violations and slow residents down. Rolf James reported 2 bulbs that have been out for over 30 days and provided the pole numbers.
- f. Website – Will provide a formal written request for the 2010 budget process.

**VII. Management Report**

Report provided as attached.

**VIII. Old Business:**

- a. Posting of FPL Power Box Painting – Was charged to 6510.
- b. Status of Board Term Members – Discussed below.
- c. Reminder Special Meeting 9/23/09 at 7:00pm – Reminder Only.
- d. Pool -
  1. New filter – has been installed.
  2. Steiner on Main Pool Update – electric outlet is in place.
  3. Schedule Pressure Washing – need repeat service for top and bottom of furniture to be included.

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4. Top Tile on main Pool – Tim Hutchison is obtaining quotes to be included in the 2010 budget process.
5. Old 7.5 hp pump disposal – Tim Hutchison has spoke to Jay at Nanak's to see if anyone wanted the pump. Ad has been placed in Coastal Trading for 2 weeks. If no sale, try one more time in local paper.
6. Replenishment of rocks in pool equipment – Maintenance Technician installed 20 bags, which did not improve the area. Tim Hutchison will get Nanak's to provide a bid for additional rock installment.
7. Locks at pool entry gates – Tim Hutchison is going to obtain additional information on the liability of locked gates. Discussion on residents obtaining keys with a small deposit fee made available to only paid-up resident accounts. Item to be discussed further at the next Board Meeting.
8. Pool Signage – Will be installed today and will print out the wording of 'Swim Diapers'. Addition of Dawn to Dusk, wording needs to be freshened up on sign.
9. Maintenance Schedule – Work logs are attached for review. Oversight of items completed.

**IX. New Business**

- a. Pressure Washing Common Area Sidewalks – Proposal for sidewalks and curbs submitted for review, if required can obtain further bids.
- b. Attorney Tom Jenks Update – Discussion on temporary suspension of half-ton vehicles and possible amendment changes.
- c. Pool Cabana – Painting and repair of wood facades, need to obtain bids.
- d. Amendment to Articles of Incorporation – Talk up the amendment of the Articles of Incorporation. Received 62 proxies as of this meeting.

**X. Adjournment**

With no further business to discuss the meeting unanimously adjourned at 4:26 p.m. The next meeting of the Board of Directors is scheduled for September 23, 2009.

**XI. Open Forum**