

Approved

**Turnberry Homeowners Association, Inc.  
Board of Directors Minutes  
October 28, 2009**

**I. Establish Quorum**

A quorum was established with the presence of: Rolf James, Michael Talbert, Sid Halsey, and Charles Yorio. Absent was: Dan 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 – September 23, 2009**

Sid Halsey made a **motion** to approve the 9/23/09 minutes as presented; Mike Talbert seconded and motion carried unanimously.

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

Report given as of 9/31/09:

Rolf James reports there is \$50715.71 in the operating account and \$59,759.61 in the replacement account. He stated we are in good financial situation, but cautioned that there are still big expenses not yet booked for the year.

**V. Security Review Update**– Mike Talbert announced that he will be recommending First Coast Security to the Committee. The new contract will be effective January 1<sup>st</sup>.

**VI. Committee Presentations**

- a. Landscape –Mardee Jenrette reported that the Palm tree was dying by the pool. Jay Jernigan from Nanaks is looking into reason for the tree dying. She also reported that work was done by the chain link fence and more color will be added in phase II.
- b. Social – Carol announced that the wine social was a success. She also reported that the November Fest would be held on November 14<sup>th</sup> and asked that it be added to the sign. Mike Talbert made a **motion** to buy more letters for the sign; Sid Halsey seconded.
- c. ARB – Steve Cashat announced that there were two ARB request since the last meeting. He questioned the procedure for handling request. Tim Hutchison will talk with Vanessa at Davidson on how they would like to handle future request.
- d. Enforcement – Jim Farrley- Jim announced that a hearing was held on October 22.
- e. Safety – no member present
- f. Website – Steve Cashat announced that the host had moved the servers and that everything should be running smoothly now.

**VII. Management Report**

Tim Hutchison went over Theresa Padget’s proposal for cleaning all the furniture at the pool. The Board will make sure that the additional cost is in the 2010 budget for this. Tim gave the numbers for painting the Comcast/AT&T boxes to the Board totaling \$2110. Based on comments made by Rolf James, Sid Halsey made a **motion**; Mike Talbert seconded to hold off painting the boxes at this time.

**VIII. Old Business:**

- a. Pool updates-
  1. Electrical Switch – Rolf James announced that everything is running good and the extra switch is stored on the shelf in the pool cabana kitchen. No alternative solution to the custom made switch was found.

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2. Bids for Tile and Resurfacing – Rolf James presented a break down of the cost for each company. Rolf made a **motion** to table a vote until December meeting in order for the Board to meet with the contractors to determine quality on tiles and refinishing material Sid Halsey seconded, motion carried.
  
- b. Common area sidewalks- Rolf James announced this would be in the 2010 budget to be done early spring.
- c. Bad Debt Account- Rolf James made a **motion** to have \$6000 moved from surplus to a bad debt reserve account by the end of the year; Sid Halsey seconded. Motion carried unanimously.
- d. Pool Cabana- The pool cabana project has been finished.
- e. Two year terms- Tim Hutchison announced that this would be the first order of business on the Annual meeting agenda.
- f. Bids on painting of AT&T & Comcast Cable Boxes- Motion made previously.
- g. Special Meeting Minutes From September 23- The minutes from the meeting was never adjourned. The Board will go with Dan Navin minutes.
- h. Budget 2010- The Budget meeting for approval of the 2010 budget is planned for November 13, 2009. The letter and sign will go out October 29, 2009
- i. C&R Review- This will be presented to the Board at the December meeting.

**IX. New Business**

- a. Letter on bad debt account- Motion made previously.
- b. MAY maintenance duties- Rolf James announced that they will cut the 2010 budget on maintenance duties.
- c. Pool House cleaning contract- Discussed in manager's report.
- d. Johnson wage garnishment- MAY Management received a check for \$668 that was ordered by the Judge.
- e. Palm tree- Discussed in landscape committee.
- f. Pressure washing deck and furniture- The Board agreed everything was still looking good and there was no need to clean before the November Fest.
- g. Pool Pump- Rolf James announced there had been no response for the sale of the pump. The Board ask to have Jay from Nanaks just remove from the clubhouse.
- h. Street sign damaged at entrance- Tim has talked to Systems 21 and will get a proposal on getting this fixed.
- i. Lights at entrance on 24/7- Tim will check with Jay at Nanaks to see if there is overgrowth around the timers.

**X. Adjournment**

With no further business to discuss Mike Talbert made a **motion** to adjourn at 4:50. Sid Halsey seconded the motion. Motion carried.

**XI. Open Forum**