

Draft

**Turnberry Homeowners Association, Inc.**  
**Board of Directors Minutes**  
**September 23, 2009**

**I. Establish Quorum**

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

**II. Call To Order**

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

**III. Approval of Minutes – August 26, 2009**

Mike Talbert made a **motion** to approve the 8/26/09 minutes as presented; Sid Halsey seconded and motion carried unanimously.

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

Report given as of 8/30/09:

There is \$45,320.93 in the operating account and \$59,629.43 in the replacement account. Rolf reported on the status of the bad debt reserve. Currently there are \$24,095.32 in delinquent accounts. Rolf states that we are over the budget on legal, pool, and landscaping. Despite these excess expenses we are still at a surplus for the year so we are in good shape.

**V. Security Review Update**– Mike Talbert announced that they held a meeting on September 12<sup>th</sup> in which five companies's attended. The RFP's are due September 25, 2009 and will then be reviewed by the committee.

**VI. Committee Presentations**

- a. Landscape –No member's present- Dan announced that the landscape committee has turned in their 2010 budget in which they are asking for \$4,200-, a \$200 increase from 2009 budget.
- b. Social – No member's present- Dan announced that Judy had submitted their budget.
- c. ARB – Steve Cashat announced that there was one ARB request since the last meeting.
- d. Enforcement – No member's present- Tim announced that the fines from the last hearing will be on the next months report.
- e. Safety – Dan announced that they are waiting for the Traffic Department to bring in the radar equipment to deter speeding violations and hopefully slow residents down.
- f. Website – Steve Cashat announced that all the approved minutes are now on the website. He has also requested written information on main function of each committee, name, and phone number of the chairperson so he can post this information on the website.

**VII. Management Report**

Report provided as attached.

**VIII. Old Business:**

- a. Pool -
  1. Health Department Violations – Rolf has received information that the Health Department is going to enforce the law for chemicals to be checked daily in the pool.
  2. Electrical Switch – Tim will check with Kevin at Miller Electric for status of another switch for backup.
- b. Common area sidewalk and curb washing- Sid Halsey made a **motion** not to have the curbs power washed. Rolf seconded the motion. Tim would obtain new bids for just the common area sidewalks.

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- c. Pool Cabana- Charlie Yorio made a **motion** to accept the bid from Dan Lamb for the pool cabana repair and painting in the amount of \$500.
- d. Update from Attorney Jenks- The board would like Tom's further advice on striking out the whole sentence about ½ ton trucks.
- e. Current update on Boards Two Year Term Limits- The meeting will be held tonight at 7:00 so far 102 proxies have been received. A second mailing of proxies was done on 9/18/09 in which approximately twenty were returned.
- f. Bids on painting of AT&T & Comcast Cable Boxes- A bid of \$20 for each Comcast box \$10 for each Comcast Pole and \$25 for each Bellsouth box. Mike Talbert will count and submit total amount of boxes to be painted so we can get an accurate cost figure.

**IX. New Business**

- a. Budget Planning for 2010- The Board has received budget request from the landscape, social, and website committee's.
  - 1. The Board discussed forming a finance committee. It was agreed this was not needed at this time. The Board will put together the budget after receiving the assumptions from MAY Management.
- b. C&R Comprehensive Review- The Board ask for volunteers to do an independent study of the C&R – sort out items they feel should either be changed and or deleted and report their findings to the Board by December 1<sup>st</sup>. Kathy Navin, Steve Cashat, and Dave Neeves have agreed to volunteer. They will report back to the Board by December 1<sup>st</sup>.
- c. Two new Home Sales- There have been two houses sold and past due fees posted.
- d. Purchase of Blower and electric cord- Sid Halsey made a **motion** for Rolf to purchase a new commercial hand blower and 200 feet of electric cord not to exceed \$300. Mike Talbert seconded the motion.

**X. Adjournment**

With no further business to discuss Mike Talbert made a **motion** to adjourn at 4:30. Sid Halsey seconded the motion.

**XI. Open Forum**