

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
August 9, 2016
2:00 P.M.

President Devon D asked all to stand for the Pledge of Allegiance. The meeting was called to order in the TCFOA Clubhouse. Notice of this meeting was on the monthly Gobbler Calendar, the TCFOA website, and the Guardhouse sign. The agenda was also posted on the office bulletin board three days prior to the meeting.

In addition to the President, a quorum of Board Members was present: Janet W, MaryLou K, Karen G, Seema K, Skip S, Lynda W, Rae W, and Cathy P. Sharon A was not present. Approximately 25 residents, in addition to the Board, attended the meeting. The minutes of the July 5, 2016, Monthly Board meeting were approved as posted on July 29th.

Treasurer's Report: MaryLou K gave her report for July 2016. *"The July Budget vs Cash report together with a Profit & Loss and Balance statement have been given to Board members today at our Board meeting. A copy of this monthly report is always posted on the board outside the office door.*

Our July bank statements were reconciled to our checking account, reserve account and computer records. July invoices have been paid and all checks received were posted to accounts and deposited to our checking account. I have received many checks for \$190.00 for the second half of 2016 dues. I did a recap yesterday and there are twenty seven owners that have not responded with their second half of dues. Of course, we have a number of delinquent dues greater than \$200.00. The board members have a report about the larger amounts that are due. Several homes that were in foreclosure have recently been sold. We have to write off some of the fees but it is good that we now have new owners.

I received a good response to my letters that I sent out this past month. Many were 45 day Demand letters. I now have four or five remaining that I will be sending to Mr. Gray's office for filing a lien on their property. I will soon be sending reminder letters to those that are in arrears.

If you recall we reported a large increase in our April and May GRU invoices due to a water leak we discovered in April. We also had to pay a plumber to locate the leak with his magic leak finder as we were unable to find it. Our wonderful volunteers repaired the broken pipes at little cost for parts. At that time, Devon and I contacted GRU to consider, after our explanation, to give us a partial credit for the increase. This increase affected not only our water usage plus our wastewater cost. At the end of July, I received a letter from GRU telling us that they will credit us with the amount of \$682.00. I had to remind them but they have now come through.

In July, I transferred the final amount of \$8,790.43 from our checking account to our Reserves account. This makes a total of \$20,932.00 transferred as suggested by our accounting firm in our 2015 Compilation Report. This gives us a July balance in our Reserves account of \$235,832.86.

Respectfully Submitted, MaryLou K, Treasurer"

MaryLou provided each Board member with these reports: 2016 Budget vs Cash TCFOA July report, Profit/Loss report, Balance Sheet, and TCFOA Delinquent Dues report of July 31, 2016.

There are now two line items for income from previous years: line items 310 and 340. This is to separate this year's income from monies received from previous years.

Architecture Report: Lynda W reported. *“Three receptacles in the area of the tennis courts were found to be non-operational. An outside contractor was called in, and power was restored to these three outlets.*

Fencing was approved at Lot #361.

It was discovered that our Guard House needed some very necessary repairs to keep it safe and operational. Skip will be giving you more details in his report to follow.

I know I have said this before...and I am going to say it again....our community has many talented, retired carpenters, electricians, builders, and all around handymen who know how to keep the outside of our buildings looking beautiful, while also making sure that the "internal workings" are in top shape; working properly; and that all work performed has been done correctly and in compliance. They have saved our community an immeasurable amount of money, and judging by the laughter among them, have had a great time doing it. It can't get any better than that. Thank you so much.

Respectfully submitted, Lynda W”

Common Areas and Grounds Committee Report: Karen G reported. *“JaCon Electric repaired the electrical outlets by the tennis courts. They had shorted out. [This cost \$279 for labor to install \$99 in parts. In the past, this would have been done by volunteers.]*

I would like to thank Jerry for cutting up and moving a pine limb to the curb that fell by the first bridge.

The TCF handymen did the following items:

- *Repaired about 50 feet of fencing behind houses on Palmetto Circle.*
- *Replaced the map box stand with a wooden post. (We have placed 400 maps in the map box since March 24.)*
- *Replaced a light bulb in the pool house that was not working.*
- *Repaired the pool fence in two places. One section had disconnected from another and was put back together and screwed in place. Another section was braced up after a pine limb fell on it. (Sam and Nancy found a limb had fallen on the fence one night and moved it off the fence and sidewalk so no one would trip. The next morning, I was trimming off small branches and 3 people stopped to help. Chris cut up the limb. Eric and Steve were walking by and stopped and hauled it out to the curb for pickup. I want to thank them for their help.)”*

Devon asked Karen about the plans for our annual fall road resurfacing project. The committee plans to meet soon to set the dates for late October, early November. We will be using the same company because they will work at night. The roads affected will be part of Turkey Scratch Road, Tupelo, Holly Circle, and Blue Jay Way. There was information in the June Gobbler and an article will be in the September Gobbler too.

Rules and Regulations, Legal Committee Report: Cathy P reported. *“The Rules & Regs Team has approved a new Citizen's Concern Form. By filling out the form, a resident is able to bring, confidentially, to our attention a concern they may have about TCF. We recently received a report on notebook paper with no lot number or signature. It was about a yard which they felt was not up to standards. Although there was no Citizen's Concern Form filled out, the yard was examined. There was no discernable problem. In the future, FILL OUT A CONFIDENTIAL FORM.*

The Rules & Regs Team noticed several lots needing attention. The owners were contacted and improvements have been made or will be made shortly. I would like to thank residents for their positive attitude when contacted.”

There were also two homes where children were living. These have been addressed.

It is important that if you see something, you need to use the Citizen’s Concern Form to report it. You are not causing a problem by speaking up. The Board can only address issues if we are informed.

Rae W asked the Board if we wanted to have another Wine & Cheese Get-together with local realtors to reinforce our By-Laws and Guidelines on renters and owners age restrictions. Devon agreed this would be good and urged all Board members to attend.

Safety and Security Committee Report: Seema K reported. *“Good afternoon everyone. I’m pleased to say that July was so quiet that I have nothing to report. I would like to remind you all to keep your car doors locked at all times. There has been an uptick of car burglaries in Gainesville lately. GPD is going around handing out tickets (no fines) on cars that have been left unlocked. They have found a 75% rate of unlocked cars. If we ask them to come in here, what would our percentage be? Now I would like to extend my heartfelt thanks to the crew of volunteers that fixed the floor and shelving in the Guard Shack. We can only hope and pray that your first-aid to the A/C unit will help it last a little longer. Thank you again. As always, please watch your speed. Respectfully, Seema K”*

The CERT training will conclude on Monday, August 22nd. There are twenty-two (22) residents attending. Four (4) are recertifying after doing the class two years ago. We are working on the safety, security, and welfare of our Forest residents. The training helps prepare residents to be more self-sufficient in the advent of a disaster.

Social Committee Report: Rae W reported. The Ice Cream Social was well attended. Thirty-three (33) people signed up and fifty-five (55) attended. Thank You to everyone who helped with set up and clean up.

Dates to Remember:

October 10th – Octoberfest – Sauerkraut and brats or hot dogs on the menu.

October 22nd – Fall Yard Sale and Social Committee Bake Sale. The Bake Sale will be held, rain or shine.

October 29th – Doggie Dress Up parade and Cat Picture Show. Prizes to be awarded.

TBA – Christmas Tree Lighting Ceremony with concert by the Gainesville Brass Orchestra.

Urban Affairs and Insurance Committee Report: Cathy P reported. *“There is nothing new to report for Insurance.*

There are several items for Urban Affairs. The first item is a reminder, folks, about the "Do Not Call" registry. I have posted on the bulletin board in the A&C room the contact information for them. You can tear off the lower part of the sign and take it home to use. I have found it very helpful. There is one caveat with this registry. If you have had previous contact with a business that you no longer want to contact you, they can still call you.

The second item is the 5th Annual Senior Recreation Center Craft Show which will be October 1st from 9 to 4 this year. They will have an array of handmade items for sale by local and out-of-town crafters. If you are interested in being a participant in the Craft Show, you can pick up an application at the Senior Center or from our TCF Office. Applications are due by Saturday, September 10th.

The third item concerns mail-in ballots for the upcoming Alachua and Florida election. If you, like me, enjoy the convenience of a mail-in ballot, be sure that your current signature matches what is on file at the Supervisor of Elections office. If you have had a change in your physical prowess, your signature may look different. If it is different, then I suggest you go downtown and record your latest signature. Otherwise your ballot may not be counted. Election Day is August 30th.

The last item is to thank all of you kind folks who contributed to the School Supply Collection for 2 schools that need help the most- Rawlings Elementary and Shell Elementary. Thanks for being a community with a large, giving heart.”

Devon provided an update on the accident issue from earlier in the year. Our insurance provider is working on this. The case is still pending.

Notes from the Secretary: Janet W provided information on the need to find a vendor to provide trash pickup from the Clubhouse. We are seeking bids from local vendors for weekly pickup of a 96 gallon trash can. One company has responded to inquiries. The WastePro Company can provide a 96 gallon can and pick trash up on a weekly basis for \$43 a month. The contract would be for two (2) years, but contains a cancellation clause with thirty days’ notice. A decision will be made as soon as we have the information.

We will be conducting our 2016 Residents’ Survey to comply with requirements for 55+ communities under the Housing for Older Persons Act. Look in the September Gobbler for the form.

Report from the Vice-President: Skip S spoke of the “TCF Handymen”. It is now the “TCF Handypeople”. There are more than men in the group. They do not ask for recognition because they work for the enhancement of our community.

The guardhouse floor collapsed and has been replaced with a new one. The workers had contacted Codes in advance before starting the job. During the repair of the guardhouse, many residents supported the workers with lunches, donuts, popsicles, water, cookies and much more. This shows the kindness of our residents. Skip has submitted an article for the September Gobbler about the work done. Skip sees our fiduciary responsibility as the “care” for our properties.

At the July meeting, Skip spoke about an attack on his family. He said then, *“The volunteer work, he has so willingly provided to TCF for many years, has come to an end due to attacks on my family. I will not volunteer until the situation with my son has been concluded.”* The issue has been resolved and the charges were dismissed against his son.

Notes from the President: Devon’s term as President has been continually questioned, challenged, and many accusations have been made. Devon said, *“A seven (7) page email from a fellow Board member has accused me of ‘outright lying, lying by omission, cheating, thieving, misleading, punitive actions, autocracy, ignorance, vindictiveness, and unethical behavior.’*

A veiled threat included, and I quote: ‘Your response (or non-response) to this email outlining what further action you choose to take, or not, will form the basis of any further actions I will take, along with the growing number of other concerned members of the Turkey Creek Forest Community who have watched the debacles of the past year and half. Misleading our residents, withholding information from fellow board members, lying by omission and deliberate theft and knowledge of it are egregious actions.’”

[After the draft minutes were sent to Board members for their input, the author of the email, Sharon A, Lot 104, requested that a complete copy of the email be permanently attached to these minutes for context. The email is on file with the official minutes.]

Devon observed that we can't control what is said about us, only how we react to it. We are going to continue to do the good work of and for this community. She appreciates that, for the most part, the Board is working cooperatively and in good faith. This is only a partial list of the work that has been done this past year:

- *The Reserves Self-Study report is complete and will be presented at a special meeting. All are encouraged to attend. Date and time to be announced later.

- *The Emergency Preparedness committee is working diligently and CERT classes are continuing.

- *Collections procedures have been improved and collections are up.

- *We are striving to keep legal fees down.

- *Our Volunteers have saved us a lot of money.

- *We are developing long range plans for making capital improvements using our reserves.

She shared an email that spoke of their "thanks" for all the time and effort Board members and volunteers give.

Unfinished Business

There are two individuals who responded to our search for a new editor for the Gobbler: Deborah Taube and Matthew Woodruff. Both candidates provided samples of their work and resumes at the July 14th Gobbler meeting.

Cathy P **moved that we appoint Matthew Woodruff as the new Gobbler Editor.** Seema K seconded the motion. The floor was open for discussion. Cathy believes that Matt's great attitude and publication skills make him the best candidate for the job. He will have a positive impact on our community. Rae W agreed that he will make a difference. There being no further discussion, the question was called. The motion passed unanimously. Letters will be sent to both candidates.

New Business

- *The Architectural Director and TCF Secretary will seek additional information on available refuse vendors. The final selection of the vendor will be made by the Architectural Committee and Executive Committee.

Open Floor for comments/concerns – *Discussion will be limited to three (3) minutes a person.* Please provide your Lot # and Name.

Lot 90, Pam S wanted to echo the sentiments shared from the email. She thanked the Board members for their hard work. She also has concerns about the creek and the possibility of flooding. Will the creek be cleaned out or widened? She asked if anyone could recommend someone for an elevation survey.

Cathy has been in contact with someone from the city about the new flood zone maps. She has been trying to get him here to provide up to date info.

Anne & Wayne S, Lot 447, told Pam she had information about the elevation survey. Wayne asked about the meeting that was on the website about flood zones.

Cathy repeated that we have been trying to get Andy from the City to come in and speak with us about the new flood zone maps.

Lot 322, Brigitte S, asked if the retention pond has ever been dredged. As far as we know the answer is no. The Reserves Self-Study did not look at this issue either. We would need to budget money for the dredging of the pond.

Lot 173, John N spoke about what was done in 2004 by a resident to help owners get cheaper elevation studies and help with processing paperwork to change flood zone status. Devon said we will look into that process again to help home owners.

Karen G spoke to the idea of widening the creek using equipment. This is not possible because of restrictions by the Army Corps of Engineers. We do a cleaning as needed by hand.

Devon asked that residents think about being on the Board for 2017. We have five members who go off at the end of 2016.

The meeting adjourned at 3:30 p.m.

Janet W: Secretary