

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
July 5, 2016
2:00 P.M.

Before the meeting was called to order, Devon read a 'Thank You' note that we received from the VFW in Interlachen. They appreciated the pizzas that were donated from the Board Recognition Pizza party on June 11th.

President Devon D asked all to stand for the Pledge of Allegiance. The meeting was called to order. 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, Sharon A, Seema K, Skip S, Rae W, and Cathy P. Lynda W was not in attendance. Approximately 16 residents, in addition to the Board, attended the meeting. The minutes of the June 11, 2016, Monthly Board meeting were approved as posted.

Treasurer's Report: MaryLou K gave her report for June 2016. Board members were given copies of: 2016 Budget vs Cash Report for June, Delinquent Dues Report for June, and information sheet on Past Due Reminder Letters Sent.

"The June Budget vs Cash Report is being distributed 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 June bank statements were reconciled to our checking account, reserve account and computer records. June invoices have been paid and all checks received were posted to accounts and deposited to our checking account. Checks for the second half of dues are beginning to come in each day.

A statement, together with a letter, was again sent to all of our delinquent owners. Some letters were demand letters asking that payment in full be made in 45 days. If these balances are not paid in this time frame, we will then take the next step with our attorney; for all others who are remiss in their payments, I will send another letter this month.

Per the approved motion I made at our last meeting, I transferred the amount of \$12,141.57 from our checking account to our Reserve account. This was a partial transfer due to the questions received at our May meeting. I will now make another motion to transfer the amount of \$8,790.43 to our Reserve account. The total amount of \$20,932.00 was suggested by our accounting firm to be transferred to our Reserves account in our 2015 Compilation Report. After the total transfer is complete, our Reserve Account balance will be \$235,733.87.

Copies of our 2015 Compilation report are still available for anyone who would like one.

We had a meeting with two members of our accounting firm Sexton and Schnoll to discuss some concerns that one board member and one resident had with our financial procedures. It was a very productive meeting. They did suggest that we could do a few minor things different but in their opinion our financial procedures are correctly handled. I appreciate their coming to meet with us and giving us good advice. They are available to us if we need them at any time.

Respectfully Submitted, MaryLou K, Treasurer"

Devon noted that the line items 311, 321, and 341 were added to the Income section at the top of our budget report.

MaryLou reported that we have not yet received any credit to our account from GRU because of our water leak. She will contact them if no credit is made on next bill.

Seema noted that we will exceed the Security line item 760 due to the increase from six to seven hours a night for our guard. We will be \$3,386.68 over the \$32,000 budgeted.

Janet noted that we are over the budget for office equipment due to the purchase of a new printer/fax/scanner.

Skip informed the Board that we will probably exceed line item 510. This is because work, he volunteer to do, may now have to be paid for.

Devon has requested that the Board receive quarterly bill statements from our attorney. This should include legal costs and our trust account balance. She noted that our current report shows a credit in line item 750. Hopefully the quarterly billing will get this line item up to date.

The question was asked about the extra costs incurred this year due to extra consultant meetings with our accounting firm. These meetings were held to address issues raised by a Board member and a few residents. A bill for \$300 was received for consultant fees.

Clarification was made about the need to do 1099 forms each year for our legal fees. We will provide these as required by law.

Devon reported that the final recommendations from our In-House Reserve Study will be presented at the September 10th Board meeting.

Architecture Report: Lynda W's report was read by the Secretary. *"Concerns were voiced that the temperature in the Game Room was still too warm, and that maybe the air conditioner was not operating properly. If you recall, the air conditioner company was called out last month, and the starting capacitor was replaced, and the unit was back in operation. This time, no problem was found in the unit. The thermostat merely needed to be re-programmed, and adjusted. The technician showed those present how this was done.*

The fire extinguishers in the Main Room, Game Room, and Medical Room were again inspected, and found to be in compliance.

Requests were submitted and approval was given for a shed at #446 and wall repair at #305.

Thank you very much. Lynda W Architectural Director "

Common Areas and Grounds Committee Report: Karen G reported. *"Irwin Tree Service removed 5 dead trees and trimmed 2 trees. There was some damage done to the tennis court when he let the tree fall onto the court. We have withheld some of the money until the court is fixed to our satisfaction in a timely manner. If not, we will use the money to buy the paint to fix it ourselves.*

Gillespie Irrigation added a rain sensor at the front entrance sprinkler system. (The irrigation system is on well water.) He also replaced sprinkler heads around the clubhouse that were clogged.

The Yard Crew cleaned up a lot on Laurel and has also been trimming palmettos around the Clubhouse to the tennis court over the last several weeks. We still have a couple more weeks work to complete the project.

The TCF handymen replaced a tile on the pool that had come loose. They replaced 2 mailboxes that were damaged. (A resident paid for one of the boxes.) They put holes in the

bottom of the barrel that contains the noodles used at the pool. (There was a complaint of slime on the noodles from standing water.)”

Be aware that the pool may be closed during the summer for algae treatments.

Rules and Regulations, Legal Committee Report: Cathy P reported. *“TCF continues to be a community that impresses visitors and residents alike. Most of the comments I have received center on the good upkeep of properties. This is not to say that we don't have residents who have not done the best job of property upkeep. There are many possible reasons. Ask them, you might be able to help them or at least find out why they are not complying with a rule. Very often, just knowing that a neighbor is willing to help is a plus. We want to remain a positive neighborhood.*

If you wish to report a neighbor for a rules violation, please fill out a complaint form. There are copies of the form on the bulletin board by the Office. The Rules & Regs team will do our best to resolve the matter.”

The R/R/L team, which meets monthly, has five (5) members: Linda M, Brigitte S, Sue B, Eileen S and Cathy P. Each person has an assigned section of the Forest to check every month.

The team is looking at changing the name from Complaint/Grievance Form to Citizen's Concerns Form.

Safety and Security Committee Report: Seema K reported. *“Good afternoon everyone. The middle of June was a little busy. So I will just list the incidences as they occurred. On June 13th, sometime between 7am and 9am someone came into the A/C room and spray painted the back counter and one of the tables with yellow paint. I have photos attached. On June 14th a 15 MPH sign was hit and split in half by a garbage truck. The driver spoke with Devon and told her he would have it replaced. On June 18th I was called at approximately 10:10 am about some solicitors driving around in a small green car. I managed to chase them down, told them they were not welcome and followed them out to make sure that they left. Also on June 18th Mary, the guard for Admiral Security, called to tell me that there was no power in the guard shack. Skip was not available right away, so I call Sue to help me as I did not know where the circuit breaker was. To no avail. It didn't help. We had no power to the main box. I needed to call GRU. By this time Skip was able to come out and also assess the situation. We had no power, I called GRU. But we had no time line for when they would arrive or what the nature of the problem would be. I made the decision to have Mary close up the clubhouse at 10:45pm and go off shift. I also made the decision to pay for the remaining shift. It was not a good working space at that time. It was dark and hot. No light and no AC. I didn't feel that she should be penalized for our short comings. GRU did arrive shortly after, I called Skip, and he went out with them and knows what the problem was and what was done to fix it. On June 21st there was an accident at the front entrance because people get in a hurry and don't pay attention. So they rear-end other drivers. Our residents also have a tendency to pull out too far when making a left turn. This obstructs the view of other drivers trying to make right turn. Respectfully, Seema K”*

A battery powered light has been purchased for the Guardhouse in case of a power failure.

Social Committee Report: Rae W reported. She thanked the eight people who helped set up the Fourth of July event. We had 85 residents sign up. The residents paid \$8 for their meal catered by Hot Wheels. We look forward to maybe having them do hamburgers and hot dogs for the Halloween Pet Parade. Prizes and donations would be appreciated for this October event.

The budget line item for the Social Committee should be fine for the rest of the year.

A “State” Dinner is planned. Tables will be arranged by sections of the country. If you have any ideas, please contact Rae. Sign-up will be in the Arts & Crafts Room in September.

Another Cruise Party is being planned. Ideas are welcomed.

Urban Affairs and Insurance Committee Report: Cathy P reported.

“Insurance: There is nothing new to report. Urban Affairs: There is nothing new to report.”

August 7th is our annual Ice Cream Social. Donate school supplies for two local Elementary schools. A list of items requested will be posted in the Clubhouse. Supplies may be brought to Cathy’s house prior to the 7th. Contact her before dropping things off. We will be having musical entertainment from the Gainesville Brass Quartet. Money donations for them would be appreciated.

Report from the Vice-President: Skip S shared his thoughts. We are a Board made of volunteers. There are rules and guidelines to follow. Our volunteers do a lot of work for the community that saves money.

Skip expressed concerns about the negative impact of our considering using a Management Company.

The volunteer work he has so willingly provided to TCF for many years, has come to an end due to attacks on his family. He will not volunteer until the situation with his son has been concluded.

In an effort to avoid rumors, Devon took a brief moment to explain the issue expressed by Skip. The Treasurer will provide Mark S with a corrected 1099 form. The amount of \$1100 included materials and work time. His 1099 should not be for \$1100, but only his labor charges.

Petition from Residents:

Devon spoke about a petition she had received to change our pool hours to allow for more time for children. The resident was advised that our governing documents set the requirements for the number of signatures needed to apply for Board action. We are a 55+ community. The rules for using the pool were established decades ago. Any resident may follow the guidelines and ask the Board for consideration to change current rules and regulations.

Unfinished Business

*MaryLou K moved that we transfer the amount of \$8,790.43 to our Reserve Account. Seema K seconded the motion. The floor was open for discussion. Sexton & Schnoll had suggested in our 2015 Compilation Report that we put in \$20,932 into our Reserves. The amount of \$12,141.57 was approved and transferred to Reserves in June. The addition of today’s amount will complete the total suggested. The motion passed unanimously.

New Business

*Skip S moved that we purchase three (3) replacement benches by the shuffle board courts. MaryLou K seconded the motion. The floor was open for discussion.

The 3 benches are a safety hazard and need to be replaced. The cost would be approximately \$120 a bench for a total of approximately \$360. The question was asked if we could reuse any of the current bench parts. The answer was no. The question was asked where in the budget we would find the monies. Line item 630 would be used. The vote question was called. The motion passed unanimously.

***Skip moved we purchase a replacement chain saw for Jerry S for approximately \$100.** Seema seconded the motion. Jerry's equipment was damaged while he was doing volunteer work for TCF. Monies will come from line item 630. There being no discussion, the motion passed unanimously. Devon asked the Secretary to send a letter of Thank You to Jerry for his help maintaining TCF and Residents' properties.

***Skip moved that we purchase a new heating/cooling unit for the office.** This motion was tabled.

Notes from the President: There are concerns about an online publication that is not sponsored by the Board. The concern is that this publication is very negative, does not present accurate information about TCF and our day-to-day operations.

A special meeting was called for by the President. The meeting is to be held on Thursday, July 14th at 7pm in the Clubhouse to address the question of: "The Gobbler's Future?" We still need to appoint a replacement editor. There are two applicants for this position: Deborah T and Matthew W. There will be samples of each applicant's representative work at the meeting. Residents are encouraged to attend and provide their input on where we go with our publication.

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

Lot 447, Anne S shared that she has had experience with management companies and would be willing to provide additional insights. She expressed support for Skip and his remarks. She also wanted to know how the "online newsletter" got her email address since she did not ask to receive it.

Lot 322, Brigitte S inquired if the Board was getting unwanted negative harassing emails. She believes there is language in FS720 that may speak to this issue. Devon responded that the Board's goal is to be civil. She tries to address email issues that are appropriate and pertain to the everyday running of the Board.

The meeting adjourned at 3:40 p.m.

Janet W
Secretary