

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
June 11, 2016
10:00 A.M.

President Devon D led us in 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, Sharon A, Seema K, Skip S, Lynda W, Rae W and Cathy P. Approximately 30 residents, in addition to the Board, attended the meeting. The minutes of the May 14, 2016, Monthly Board meeting were approved as posted.

Treasurer's Report: MaryLou K gave her report for May 2016. *"The May Budget vs Cash Report was distributed to Board members at the Agenda Meeting of June 7, 2016. A copy of this report is posted on the board outside the office door for your convenience.*

Our bank statements for May were reconciled to our checking account, reserve account and computer records. May invoices have been paid and the few checks received were posted to accounts and deposited to our checking account. Our May GRU bill was again a bit higher than the normal because of last months' water leak so I notified GRU to include this bill with our previous request for a credit. At the present time I have not had a response from them. [Hopefully we will get a credit soon.]

A statement together with a personal letter will again be sent in June to each owner that has not made a payment towards their 2016 dues. I had very little response to the last contact that I made in May but letters were not returned so they must be receiving their mail. This time I will remind them that they owe the full payment by July 1st.

Our 2015 Compilation Report is still available to any resident who wishes a copy for their records. Just get in touch with me, and I will see that you receive a copy. The amount to be transferred to Reserves, as suggested by our accountant, will be completed as soon as our Board makes the approval. The accountant's office gave me a list of adjustments for 2014 and 2015 to be made on some of our General Ledger accounts which I completed. These adjustments did not affect any of our financial balances.

I know this reminder is not necessary for all of you nice residents in attendance today, but if you chose to pay your dues in two payments, the second half (\$190.00) is due as of July 1, 2016. I'm looking forward to hearing from all of you at that time.

Respectfully Submitted, MaryLou K, Treasurer"

Devon thanked MaryLou for her diligence and hard work. We do have a few residents who are delinquent in paying this year's assessment. But it is only 4% of our owners. We will be sending out "45 Day Demand Letters" to some of our delinquent owners.

Architecture Report: Lynda W reported. *"Fire extinguishers in the Clubhouse, Game Room, and Medical Equipment Room passed inspection for the month of May.*

The air conditioner in the Game Room was not operating properly. Our A/C Company came out and discovered that the problem was with the starting capacitor. A new one was installed, and the unit is now up and running as it should.

Mail boxes were repaired at lots #26 and #333.

Two of our residents were in need of a walker and potty chair. We were able to supply them with these items taken from our Medical Equipment Room. We are very thankful, and appreciative, to our residents and their relatives who are kind enough to donate various types of equipment after their loved ones have passed on. These donations sure fill a need here in the Forest. Again, thank you for your generosity.

Wishing you all a wonderful and safe summer.

Respectfully submitted, Lynda W, Architecture Director”

Janet mentioned that the owner at Lot 141 has some patio pavers that he is giving away. You can see Janet for more information.

Common Areas and Grounds Committee Report: Karen G reported.

“SkyFrog trimmed 2 trees by the first creek and also a tree by Lot 173.

In response to a request from a resident, the Yard Crew worked on Lot 56. We raked and bagged leaves and vines, and pruned dead fronds from the Palmettos. I would like to thank LaRue for the use of her trash can and for cleaning up the driveway after GRU picked up the pile of yard waste. The Yard Crew planted yellow Bush Daisies facing the Guard House. These are perennials that should add some color to the flower bed. The Yard Crew and TCF Handymen picked up limbs around the Clubhouse.

The TCF Handymen did the following work in the forest this month:

Repaired 2 mailboxes (one was loose and was fastened back onto the stand and the other had a broken flag that was replaced.)

They repaired the shelter by the tennis courts and removed the small structure that was for storage of tennis rackets. It was falling apart and has not been used in several years.

Sue and Skip installed a new covering on the long pool rail.

Skip was kind enough to walk the creek with me (not an easy walk). We checked the creek bed for blocked areas. [Nothing significant was found.]

A resident called me about the drain into the 2nd creek not flowing. The City will be relining the storm drain pipe that drains into the 2nd creek that runs under Lot 60. They said the pipe had rusted out, but was not blocked.”

Devon asked that we show our appreciation for the Grounds committee’s hard work with a round of applause.

Rules and Regulations, Legal Committee Report: Cathy P reported. *“The Rules and Regs team continues to work with homeowners to upgrade the look of our community. As you probably know, this is an ongoing process.*

I would like to mention a volunteer who has been, and still is, going to homes mentioned to him by the Rules and Regs team. He mows and trims bushes for them free of charge. Jerry S is an asset to TCF. Thank him when you see him for what he contributes of himself.”

Safety and Security Committee Report: Seema K reported. *“Good morning everyone. I'm happy to report that May was very quiet. Just the way we like it. Cathy P put a sign up on the front board by the guard shack. This is to inform you all that the IRS scam is alive and well. When they call and tell you that you owe them money and if you don't pay immediately, they will come to get you, feel free to hang up. If you wish to have a conversation with them, you might tell them that the IRS does not work this way; then hang up. I've had them call my house four different times. I usually don't even let them finish talking before I hang up.*

On to something else. It's very hot outside. People walk and ride their bikes in the evening or early in the morning. Please do so on the correct side of the street and wear reflective clothing

at night. That's all for this month. Enjoy your summer and please watch your speed. Respectfully, Seema K"

CERT Class will be held every Monday from July 11-August 22 in the Clubhouse 6-8pm. Ebbin Spellman will be conducting our workshop. It is informational and benefits all who participate.

SCAMS –

1. Mortgage not paid and property to be auctioned off. Seema contacted the company whose name was being used by the scammers. The Company denies any connection to these mailings.
2. Email from Social Security Administration offering identity theft protection. If you click on the links, you will get a virus on your computer that can steal your information when you connect to financial websites.

Social Committee Report: Rae W reported. *“Memorial Party... 48 attended, fun trivia game played. TCF game winners were: LaRue L \$30, Connie B \$20 and Evelyn P \$15. Dee and Roger W donated a lovely patriotic wreath for the Social committee to use at functions. Lois H donated flags to the Social Committee for decoration purposes. Thank you all.*

We are coming into our busier season for fun parties and here is a run-down of the upcoming events. Make notes on your calendar!

June 11 evening: pizza party thank you to the Board of Directors (not part of the Social Committee)

June 18 evening: Krazy Kards and delicious-dessert party

July 4 evening festivities and food.

July 11... CERT classes begin ... 7 weeks.... hope you are signed up already

August 7... Ice Cream Social ... collect school supplies and surprise entertainment [Supplies may be dropped off at Cathy P's home. Call Cathy to set up a drop off time. The Gainesville Brass Band Quartet will be providing entertainment. Please bring \$ donations for them.]

September.....State Dinner.....”

[Email Rae if you are interested in helping out with any future events. Her email address is in your directory. Read your September Gobbler for future events.]

Urban Affairs and Insurance Committee Report: Cathy P reported.

“Insurance. There is nothing new to report about the TCF policy.

Urban Affairs. The Senior Center has free movies every Tuesday at 2pm. There is a list of the June offerings on the board in the Arts & Crafts room. Snacks are also included.

Our front sign has been a valuable tool for keeping residents apprised of important information and semi-silly sayings. The letters have turned brown and are quite wrinkled. Kind of like us. That has changed with the purchase of new letters. Looks much better.”

Devon informed the audience that a resident was injured on TCF common areas while out walking two dogs. This person has contacted a law firm to work on her behalf. TCF had already notified our insurance back in April when the accident occurred. Our insurance carrier and their legal team will be handling this for us.

Notes from the Secretary: Janet W reminded everyone that the July and August Official Board meetings will be held on Tuesday July 5th & August 9th at 2pm in the Clubhouse. These meetings are on the July/August Gobbler Calendars attached to the June Gobbler. Residents are invited to attend.

Report from the Vice-President: Skip S reported. *“Good Morning. To those who missed the Pot Luck on May 28th, you missed a good one. There were around 50 people present. During the Pot Luck I informed everyone about something I didn't know. Did you know that on Memorial Day at sun rise the American flag is lowered to half-mast? So I invited everyone that was at the Pot Luck to join me at 7:00 a.m. Monday morning to honor those who died in service of this country. There were about 10 to 12 people who showed up. I also didn't know there are words to Taps. Two people who were present knew the words and sang them. At noon the flag was raised up to full staff, where it should be. Thanks to all who participated.*

Now, last month I received two phone calls which were interesting. The 1st informed me that my Student Loan had been approved; all I needed to do was press one on my phone. I did not.

The second call advised me if I was Carlos Sanchez, and I was a person of interest; I, along with my lawyer, was to contact the police at once. So please be careful when answering the phone, you never know what it may be.

Lastly, while I was at Home Depot 2 weeks ago I was approached by a woman from this community. She got right up next to me, pointing her finger at me, I'm thinking here it comes. What she said was "we've been watching you at the meetings, your head is lowered like you've done something wrong." She then said "you've done nothing wrong, keep your head up, we are behind you." It is people like this that you rarely hear from, and when you do it really humbles you. So to you I say my head is up and it will stay that way.

*Thanks to all of you that supports this Board, both past and present.
Have a great summer. Skip”*

Unfinished Business

*** MaryLou K moved that \$12,141.57, the bank balance as of December 31, 2015, be moved to the Reserve account per Article 5, Section 1, Sub-paragraph (2) . The remaining \$8,790.43, from the recommended \$20,932 by our accounting firm, will be transferred at a later date.** Seema K seconded the motion. The floor was opened for discussion. Sharon A asked for an explanation as to why we were not doing the whole amount. Devon responded, that to eliminate the concerns expressed at our last Board meeting about the accuracy and completeness of our financial statements , and to answer the question of how can we transfer money that wasn't actually in the bank account at the end of the year, we will only transfer the balance in the bank as of the end of December 2015. After the concerned residents and Board members meet with our accountants, hopefully their questions will be answered and the problems resolved. Then the Board will transfer the remaining balance of \$8,790.43 as recommended by our accountants. The motion passed with eight (8) For votes and one (1) Abstention (Sharon A.).

Devon will be setting up a meeting with the accountants; anyone interested in going needs to let her know.

The results from our Reserves Self-Study have been received. According to the report, we are in excellent shape and are well funded to date. The Reserves Study committee wants to have a workshop, the first or second week of September, for residents to educate them on Reserves and how they work. Be on the lookout for information about date and time for this workshop.

*Another Board Workshop on Distressed Properties (now called the Delinquent Assessment Collection Guidelines) will be held on June 30th at 7pm. Everyone is invited

to attend. The Board will be finalizing the final form of the guidelines to be presented to the Board for adoption at the September Board Meeting.

*Gobbler – we want to set a committee to determine what we want the Gobbler to be in the future. There are many questions we should answer. What form should the Gobbler take, digital/printed? Do we want a Monthly Published Calendar only? What will the Gobbler look like? What should be included? Do we want/need a Gobbler?

We are looking for volunteers to serve on this committee. Contact Devon or Janet if interested.

New Business

* Karen G **moved that we select Irwin's Tree Removal/Trim Bid of \$1250 for the seven trees that need to be worked on.** Sharon A seconded the motion.
The motion passed unanimously.

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

We did not have any first time attendees.

Lot 283, Sam R had concerns about Lot 279. She had seen that the Lot had received a notice from Codes Enforcement. She wanted to know what was going on with this. Brigitte S, Lot 322, shared that the owners of the Lot had asked for and received a sixty (60) extension from Codes to address the yard maintenance issue.

Devon reminded everyone that we all should get involved in Clubhouse and TCF events. Participation is good for your health. Being with others and having fun benefits the body and soul.

The meeting adjourned at 10:53 a.m.

Janet W
Secretary