

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
May 14, 2016
10:00 A.M.

President Devon D asked all to stand for the Pledge of Allegiance. She called the meeting 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 35+ residents, in addition to the Board, attended the meeting. The minutes of the April Monthly Board meeting were approved as posted.

Treasurer's Report: MaryLou K. gave her report. *"The April Budget vs Cash Report was distributed to Board members at the Agenda Meeting of May 10th, 2016. A copy of this report is posted on the board outside the office door for your convenience. Our bank statements for April were reconciled to our checking account, reserve account, and computer records.*

April invoices have been paid and checks received were posted to accounts and deposited to our checking account. The amount due on our April GRU bill was increased by approximately \$700.00. Two of our volunteers searched for a leak somewhere in or near the clubhouse. As they could not find where the water was running, we had to have a plumber come and search for the leak with a special "Leak Finder". The repair was completed by one of our volunteers. The GRU bill was paid in full and I have applied for an adjustment to our account.

A statement, together with a personal letter, was sent to each owner that has not made a payment towards their 2016 dues. I also sent the same to owners who have neglected to pay some of their previous dues. I did receive a payment from a couple of residents that I contacted. There are still a number of owners that are in arrears. I sent reminders to family members of those that are not in residence in TCF.

We received our completed 2015 Compilation Report from our accountants on April 27, 2016. A copy of the report is posted on the bulletin board by the office door and also on a board in the Arts and Craft Room. If any resident would like a copy of this report, please see me at the office or write a request and drop it in the mail slot in the door, and I will be glad to oblige. The report suggests that the amount of \$20,932.00 be transferred to our Reserves account. This has not been completed as yet, but it will be done when the amount is approved by the board at this meeting.

Respectfully Submitted, MaryLou K, Treasurer"

Devon clarified the issue with the GRU bill. The bill was paid in full, but a letter from the President and a completed Water Leak Adjustment Form were submitted with the payment. Hopefully we will get some of our leak costs back from GRU.

Sharon asked if the leak was related to our irrigation system. It was not.

Devon reminded everyone that copies of our compilation reports are available upon request.

Architecture Report: Lynda W. reported. *“April was a quiet month in the Forest. Approval was given on Lots #370 and #200 for a patio area and porch enclosure. Inspections were done on the fire extinguishers in the Game Room, Clubhouse, and Medical Room. An inspection was done on each extinguisher, and the tag attached to these extinguishers was filled out and signed. This inspection is to be done once a month to ensure that our fire prevention is always in working order. The ladies bathroom, inside the Clubhouse, had a plumbing problem which was fixed; the bath area was thoroughly cleaned and mopped. Thank you very much. Respectfully, Lynda W, Architectural Director.”*

Common Areas and Grounds Committee Report: Karen G. reported. *“April was a slow month. Two items were done.*

As mentioned last month, the sandbags along the curbing at the first creek were temporary and have been removed and disposed of. The curbing along the first creek has been modified and yellow paint has been applied so everyone can see the curbing.

A pool float was replaced and additional floats were added so we have the required number of floats across the pool as a marker between the shallow and deep end of the pool.

That is all for the month.”

Rules and Regulations, Legal Committee Report: Cathy P. reported. *“There were three (3) concerns reported about cars parking overnight on the street. I went to all homes. When the reasons, for not parking on the street overnight or all day, were discussed, the residents were very willing to park in their driveways.*

A concern was reported about underage folks living in TCF. When I went to the home and talked with the home renter, it was discovered that the underage folks were visiting grandma. The pink kiddie furniture on the front porch was there for the underage visitors to play with instead of using the living room.

A final concern was the appearance of a front yard that the homeowner across the street from them felt was impeding the sale of her house. After talking to the reported home owners, they agreed that their front yard needed some cleaning. They had just not gotten around to it. With the help of Karen G, the homeowners and I worked to get their yard in better shape. The members of the Rules and Regulations Team are Sue B., Linda M., Brigitte S., and Eileen S. We will be patrolling TCF regularly.”

Safety and Security Committee Report: Seema K. reported. *“Good morning everyone. April was very quiet in the Forest. We had one incident that was handled by my committee member, Linda M., as I was out of town. One of our residents reported seeing a person behind Lots 253 and 254. She also heard a car alarm go off. She called me the next day, and I suggested that if it happened again, she should call GPD. In the meantime Linda notified GPD and for the entire month of April they made nightly patrols through the Forest.*

I would like to make a short and quick statement about the back gate. To my knowledge Gainesville Fire-Rescue has not use that access to answer calls. The Knox Lock is there to be used at their discretion.

As you all know, I co-chair another committee with Cathy P. That is the Emergency Preparedness Committee. We had our first annual workshop on Monday, May 2nd. There were 53 people in attendance. Our speaker was Ebbin Spellman, one of the emergency managers at the Alachua County Emergency Management Center. Ebbin spoke for some time and answered questions. We received positive feedback from our residents. And of course, he brought handouts as well.

At our meeting Ebbin spoke about CERT, which means Community Emergency Response Team. We have a team here in the Forest. We'd like to get another team together, and we had a nice amount of response from residents attending. The course is 7 weeks long and approx. 2 hrs.

each week. We'll be putting a notice in the June Gobbler to announce the date the course will start, and we'll have a sign-up sheet in the A/C room. Let's hope everyone that raised their hand signs up. As always, please watch your speed. Respectfully, Seema K."

The seven classes will be held on Mondays @ 6-8pm in the Clubhouse beginning on July 11th and ending with August 22nd.

Devon encouraged anyone interested to sign up. There are ways to participate even if you do not have "physical strength" –cover the office or make phone calls. This is a good class to take. You will receive a class notebook with all of the information that will be covered.

Seema also shared information about the Special Needs Shelters in our community. You have to be "pre-registered" to be in the special needs shelters. She has information on what a special needs shelter is, what to take, eligibility requirements, and the pre-registration form to go to a special needs shelter.

Social Committee Report: Rae W. reported. The Derby Party on May 7th was a success. There were ten (10) winners who bet on the race. All monies collected were paid out. The Memorial Day Pot Luck will be on Saturday, May 28th. This enables you to spend the holiday with family and socialize with your neighbors too. Rae shared some bike safety items that she had for interested bikers – pamphlet on bike safety, reflective patches, and spoke reflectors.

Urban Affairs and Insurance Committee Report: Cathy P. reported.

Urban Affairs *"If you would like to save money on your car insurance, there is a one day class given each MONTH at the Senior Center. The cost is \$15 if you are an AARP member, \$25 if you are not an AARP member. The completion certificate is good for ANY auto insurance you may have to reduce your bill for 3 years. Check out this money saver at the Senior Center; just 2 miles down 441. The Senior Center has many, many activities and opportunities for us older folks. You also get to meet new people."*

Insurance *"The 2016 TCF insurance policy is current. Nothing new to report."*

Notes from the Secretary: Janet W. reminded the Board members to do the monthly check on their assigned fire extinguishers. She demonstrated what to do so the residents would know how to check their extinguishers at home. Janet will be taking a box for shredding to ARC by the end of the month.

Report from the Vice-President: Skip S. reported. *"Good morning. I hope everyone has had a good April and it continues into May.*

I would like everyone to look around, not at your neighbor, but this room. Other than the recessed lights nothing has changed in here in years. What would you remove? Carpet? Furniture? To me this room needs a fresh coat of a lot of things. As we all know, things cost money and where do we find money for this, in the budget.

Where do we get the money for the Budget? From our HOA dues and if home owners do not pay their dues our Budget takes the hit. We are lucky because we allow residents to pay (if they want) in two payments. There are currently 25 lots that have not paid in full. Like I said after June this number will go down but there are still 10 who didn't finish paying last year's dues.

Now you might ask what we spend this money on. Here are the top eight:

Utilities -\$38,000

Security -\$32,000

Ground Maintenance -\$18,000

Tree Removal -\$13,000

Pool Maintenance -\$11,650

Road Repair -\$9,500

Insurance -\$9,500

Maintenance and Repair -\$7,000

These numbers are not meant to shock or scare you; it's just what it is. We are doing way better than most HOA's.

So what am I really getting at? Yes, I would really like to see this place brought into this century and I believe we have the money to do it, not all at once, but a little at a time. Let start now, turn in your ideas, and pass the word to others. Let us, the Board, hear from you. We are only 10, there are hundreds with ideas to help make this community show what it really is, one of the best 55 and over places to live.

In closing let's stay the course and don't let anyone tell you different. Skip"

Unfinished Business

***Reserve Study Update:** Devon provided an update on the collection of data for our self-study on reserve funds needed. The committee (Charlie & Martha T., Karen G., Sue B., Jack S. and Devon D.) met 7-8 times to answer and process the questions from the study. Data was sent on April 29th to the company. A report should be coming soon with their recommendations. Thanks to the committee. We currently have \$214,622.32 in our Reserves fund.

***Guidelines for Collection of Assessments:** Devon updated us on the revisions made to condense the original Distressed Properties Committee Report. This is a work in progress, and the final form will be presented at the September Board meeting.

***Deed for 217:** The deed has been signed over to Citi Financial. They have not changed the information on the tax rolls, but we are not liable for any costs on this lot.

***Reserves Account:** MaryLou K. **moved that we move \$20,932 from the bank account into our Reserves.** Seema K. seconded the motion. The floor was opened for discussion. Sharon A. questioned how we could move \$20,932 when the end of year bank balance was only \$12,422? Sharon also questions the compilation report findings. What about the Write Off amount of \$569? After further discussion, MaryLou **moved that we table this motion until our next meeting.** Cathy P. seconded the motion. The motion carried with eight (8) For, and one (1) Against. Skip S. was the nay vote.

Devon asked if the individuals, who had expressed concerns, would like TCF to pay for a meeting with Sexton & Schnoll so they could have their questions answered by a professional.

New Business

***Sale of our Kiln:** Devon reported that we have a buyer for the TCFOA kiln. The kiln is over 30 years old and has not been used in the last 15 years. The buyer is willing to pay \$250. Sharon A. **moved that we sell the kiln.** Seema K. seconded the motion. Motion passed unanimously.

***Motion to pay Skip S. for Leak Repair:** Because of the four extra hours of hard labor needed to fix the water leak. Rae W. **moved that we pay Skip for four (4) hours of work at minimum wage.** Seema K. seconded the motion. The floor was opened for discussion. Skip asked that we **NOT** do this. He had volunteered his time and did not want payment. He said, "This will be used as ammunition against me later." The

question was called. The motion passed with six (6) For and three (3) Against. The nay votes were Skip S., Karen G. and Cathy P.

***Concern with Bathroom Issues:** Devon explained that, in the past week, we have had three (3) fecal incidents. Were they accidents or vandalism? This required extra work on our volunteers and cleaning staff. These do not appear to all be accidental. It has been requested that if you have an incident, please contact the Board and we will help with the cleanup.

***Resignation of Gobbler Editor:** Due to stress, the current Gobbler editor will be resigning after the June edition. If you are interested in becoming the editor, contact any Board Member with your written request to be considered. Computing and publishing skills would be useful.

Notes from the President: Devon spoke to her concern about the use of Facebook as a public forum for airing TCF's dirty laundry and complaints. Respect and civility should prevail. This particular Facebook page "appears" to represent itself as an official site for TCF. The page has changed names several times in the last few weeks. Devon has contacted Facebook about the terms and conditions for having an account. Harassment and bullying are grounds for an account to be closed. The negative comments expressed as posts on this page may be presenting a public face that does not match our community.

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

There were no first time residents attending the Board Meeting.

Veronica H. commended the Board for their hard work and efforts. She hoped the negativity would stop.

LaRue L. asked for permission to work on the lot next to her home. It is unkempt and in need of yard work. Devon understood her concern, but the Board cannot give permission for someone to go on to private property. Devon will ask Codes about options we might have to help with the issue. She will get information back to LaRue.

Lorraine B. expressed concern about the issues we may be having with Reverse mortgage properties.

Brigitte S. spoke about the issue with the Facebook page. She hoped people would use our website tcfoa.net for information and not Facebook.

The meeting adjourned at 11:26 a.m.

Janet Walters
Secretary