

**TURKEY CREEK FOREST OWNERS' ASSOCIATION**  
**MONTHLY BOARD MEETING**  
**TCFOA Clubhouse**  
**November 12, 2016**  
**10:00 A.M.**

President Devon D asked all to stand for the Pledge of Allegiance. She then 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, Seema K, Skip S, Lynda W, Rae W and Cathy P. Sharon A was not in attendance. Approximately 55 residents, in addition to the Board, attended the meeting. The minutes of the October 8, 2016, Monthly Board meeting were approved as posted.

**Treasurer's Report:** MaryLou K gave her report for October 2016. *"The October Budget vs Cash report together with a copy of our 2017 proposed budget has been given to Board members at our Agenda meeting on Tuesday, November 8, 2016. A copy of the monthly report is posted on the board outside the office door. Our 2017 proposed budget will be discussed at our Annual meeting on Saturday, November 12, 2016. The balance in our Reserves account as of October 31st is \$236,129.38. We receive almost \$100.00 in interest each month to be added to our balance. The reserves account will be discussed in detail at our annual meeting today.*

*Our October bank statements were reconciled to our checking account, reserve account and computer records. All invoices received have been paid and a few checks for Association fees received were posted to accounts and deposited to our checking account. There are just a couple of delinquent owners that receive a monthly statement and a letter each month. I haven't given up, as yet, there are two months left in 2016. I might start doing a weekly reminder.*

*One of the properties in foreclosure that was purchased by the original lender and taken over by the Veteran's authority has now been sold. The three remaining lender owners are responsible for paying the outstanding Association fees for their properties. One balance might have to be adjusted because of the state regulations. We have one vacant house that unless we have a miracle happen, will remain delinquent. My delinquency report dated October 31st shows a balance of \$ 5,754.88.*

*Another reminder statement and letter will go out this week.*

*I can't believe it is almost time to add 2017 Association fees to everyone's statement. Then it starts all over again!*

*I have received three checks for 2017 Dues. I have contacted each of them to let them know of the delay of posting until January 1, 2017. They are agreeable.*

*Respectfully Submitted, MaryLou K, Treasurer"*

**Architecture Report:** Lynda W reported. *"There was a lot of "enlightening" going on in the Forest this month. Various rooms that needed updating were replaced with energy saving lamps:*

*The changing out of the remaining lamps in the Arts & Crafts Room and the Game Room was completed.*

*Perimeter lights outside the men's bathroom and front door to the clubhouse on the west side were replaced as well as the light over the bulletin board in front of the office.*

*A nice, used, air conditioning unit was donated, for which we are very thankful. It has been installed in the Guard House, replacing the old one that was worn out. The light over the TCF map on the outside of the Guard House was not working, and was replaced.*

*Appointments were scheduled for the cleaning of windows and carpets next month, in preparation for upcoming holiday events.*

*Wishing you all a blessed Thanksgiving... Lynda W, Architecture Director”*

**Common Areas and Grounds Committee Report:** Karen G reported. *“The Road sealcoating has been completed on Section B – Turkey Scratch from the 4 way stop to the back gate, Tupelo, Holly and Blue Jay. It went smoothly and I want to thank everyone for their cooperation. I also want to thank the volunteers who went door to door to see if the residents had any special needs that we needed to address. I also want to thank the volunteers who manned the barricades and also help move the barricades after the work was completed.*

*SkyFrog removed some downed limbs near (Lots 136, 172 and 208), some small trees overhanging a house (Lot 172), and raised the canopy over the Forest Blvd parking lot this month.*

*The Handymen did the following:*

*replaced 2 damaged mailboxes*

*repaired the fence behind Lot 136 that a tree limb damaged*

*repaired the railing on the fence over the second creek.”*

[Ditch cleanup to be done sometime in the future.]

Devon thanked the Grounds Director, committee members, and everyone who volunteered to help with the road resurfacing project.

**Rules and Regulations, Legal Committee Report:** Cathy P reported. *“Citizen concerns have been, and continue to be, addressed.*

*Please remember to fill out a Resident Concern form AND include your name and lot number if you have an issue you wish addressed by the Rules & Regs team.”*

Cathy thanked everyone who came out and voted in the TCFOA election.

She also asked that owners have their dogs on the leash before going out.

Devon provided a brief update on the issue with a home on Bay Drive. A family of five (5) people with underage children has been living here. There appears to be no indication that the owner is doing anything about the issue. After talking with him, Devon is sending him a letter and has talked with our attorney about concerns that this might impact our 55+ status with the State.

**Safety and Security Committee Report:** Seema K reported. *“Good morning everyone. Thank you for being here. We only had a few small problems in the Forest in October. It was brought to my attention that a visitor was making uncomfortable and unwanted minor advances towards some of our ladies. I contacted the person this man was visiting and the problem, to my knowledge, was handled. If anyone should be approached in that manner by a person they do not want to have contact with, please call me. If you feel physically threatened, call GPD first, of course. On the 31st of October we had two different solicitors in the Forest. By the time I was called, they were gone. It's that time of the year again. If they come to your door, call GPD on the non-emergency line (955-1818) and then call me. I might be able to chase them down. Last, but not least, on November 1st we had a large truck with a landscape trailer break down right near here on Turkey Scratch. I want to commend our residents for handling the situation with such cooperation. Thank you. As always, please watch your speed. Respectfully, Seema K.”*

**Social Committee Report:** Rae W reported. *“The Social Committee has been busy... and it has been easy because we have so many dedicated, helpful people to get 'er done!!!*

*We met in early Oct to finalize plans for the bake sale, Doggie Dress Up Parade and cat picture show, Veteran's Day Social, Christmas Concert, Poinsettia Tea and the Christmas Light-Up contest.*

*Please keep this article handy so you will know what is happening at the Club House.*

*The Dog and Cat Event... went well.... no incidents, bites or fights. Holly Beisang was a VERY well-behaved guest!! Cat pictures were so very cute!*

*Friday, Nov 11 ... 11-1 was the Veteran's Day Social. Every year we host a get-together. Chris Beriau collects photos from Vets to put on display. and we encourage "story telling"*

*Tuesday, Nov 29 was the Christmas Tree Lighting Concert, by the Gainesville Band.*

*Bake Sale was held again by the Social Committee. Not sure we will do it again; we did not get buyers from the yard sale "lookie-loos". We will decide later. These funds will provide future welcome packets that are distributed by Nancy and Sam Larkin.*

*Christmas Light-Up Contest for TCF. Our annual contest for outside decorations. Last couple of years the competition on some of the streets has been pretty glorious. TCF turns into a fairyland of lights. Winners will be announced on the front sign. Judging will be done by the Social Committee from Dec 1 to Christmas Eve. Join in the fun and let's see which street looks the most fabulous.*

*Mark your calendars now for the February CRUISE party!!! The Forest Princess will be sailing to HAWAII on the 18th. (grass skirts optional)*

*The Social Committee would like to thank those residents who held birthday parties in the club house the last couple of months for doing such a great job of cleaning up. We get grouchy about the kitchen if it isn't clean and neat... so thank you for your efforts. When you have "private" parties they must be open to ALL residents and posted by a flyer in the A/C room. Call Rae for access to the kitchen.”*

**Urban Affairs and Insurance Committee Report:** Cathy P reported. *“Our insurance remains unchanged since last month. There is nothing new to add.*

*Urban affairs has nothing new for this month.”*

*Devon asked Gail D for any update on the sale of the Weiss property. Gail had no news. The Wild Spaces passed on the ballot and she hopes this will help get funds for the county to buy the property.*

**Notes from the Secretary:** Janet W reported on the collection of our 2016 Resident's Survey. We have only received about forty-seven percent of the surveys back. Please remind your neighbors and friends to get it filled out and returned to the office. Copies are available from Janet.

**Report from the Vice-President:** Skip S reported. *“This month I have worked closely with different Board Members, as well as the Handy People. I would like to thank the volunteers for their service to this community.*

*Regardless of what you might have heard the volunteers are not discouraged by those who have tried to undermine our efforts. We'll just keep trucking on...to be continued in the annual report. Thanks, Skip.”*

### **Unfinished Business**

\* Cox Business Service contract has been renewed for the next two years. Our bill has been reduced in cost.

\* TCFOA Kiln – Seema K **moved that we donate the kiln to a worthy organization.** Cathy P seconded the motion. The floor was opened for discussion. The Santa Fe College Arts Department has expressed an interest in getting the kiln. We tried selling the kiln, but there was no interest. The kiln can be disassembled for easier transportation. The kiln has not been used in the last fourteen years and is taking up needed space. Question was called. The motion passed unanimously.

### **New Business**

\*COPS program - Seema K provided information of the “Citizens on Patrol” volunteer program. A flyer will be put in the Arts & Crafts Room for more information and a contact phone number.

\*UF “Everyday Memory Training” project is being held. Dr. Robin West is looking for volunteers to participate. The training will last for three (3) weeks. A deposit of \$25 is to be paid for inclusion in the project. The deposit will be refunded upon completion of the class or upon return of the materials if you change your mind about participation. If we have enough interest, the meetings will be held here in the Forest. Sign-up sheet is in the Arts & Crafts Room. Sign up in the next week or so.

\*End of Year Projects - Skip S presented a request for the following items: A heat/Ac unit for the Office @ approximately \$600; and Installation of ducts/vents in the outside bathrooms and medical supply closet @ approximately \$1500. MaryLou K **moved that we do the proposed projects.** Janet W seconded the motion. The floor was opened for discussion. Putting in the ducts/vents will help with control of mold in the rooms. Question was called. The motion passed unanimously.

**Notes from the President:** Devon D will share her thoughts during the Annual Meeting that follows the conclusion of this meeting.

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

Ann M has lived here for 13 years, but this is the first Board Meeting she has attended.

Jim and Marilyn P are first time attendees.

Shirley B shared information on the Seniors Paying Forward project. A flyer will be posted in the Arts & Crafts Room with additional information.

Information:

\*\* The Poinsettia Tea is Sunday, December 4<sup>th</sup>.

\*\*Thanksgiving Dinner will be held in the Clubhouse. Sign up. Friends and family are invited. Bring a side dish to share. The turkey will be provided.

\*\* Devon asked that we come to the Nov.29 concert with a reasonable donation for the 40 piece band that will be performing.

\*\*Use extreme caution when entering or exiting 441. Stop and look.

\*\*Toys 4 Tots collection box is in the Clubhouse. Donate a new unwrapped toy.

\*\*Gwen R is doing the Shoe Box Project again for anyone interested.

\*\*Notice of Passing - Bob Sanders, one of the founders of TCF, has passed. A letter of condolence was sent to the family. David Krein and Rodger Watson have also passed. They shall be missed.

The meeting adjourned at 11:10 a.m.

Janet W, Secretary