

**Turkey Creek Forest Owners' Association**  
**Monthly Board Meeting**  
**April 8, 2017**  
**10:00 A.M.**

**Attendance:** Brigitte S, Linda M, Devon D, MaryLou K, Skip S, Karen G, Lynda W, Cathy P, Rae W. **Absent:** Seema K.

**Pledge of Allegiance**

Brigitte S.

**Call to Order**

Brigitte S.

**Quorum Call & Declaration of Board Meeting**

Devon D, Secretary

**Acceptance of Minutes from March**

Devon D, Secretary

**Treasurer's Report**

MaryLou K, Treasurer

Our March bank statements have been reconciled to our checking account, reserve account and computer records. All invoices received for March 2017 have been paid. The March Budget vs Cash report was distributed to Board members at our Agenda meeting on Tuesday, April 4th. A copy of this monthly report is posted on the board outside the office door.

The balance in our Reserves account as of March 31<sup>st</sup>. is \$226,002.86. We have written two checks from our Reserve account as planned. One was to Vintage Electric for electrical work that was completed at our front entrance and guard building. This check was for \$4,600.00 and the second check for \$6,000.00 was to Pool Solutions as a pre-payment for the refinishing of our pool deck. Upon satisfactory completion of the pool project they will receive the balance remaining due. I received a message from a member of the Sexton and Schnoll Accounting firm and we should receive our completed "Compilation Report" next week. We will report on the results when it is received.

Around March 24<sup>th</sup>, I sent thirty four or so reminder statements to owners that neglected to pay all or part of their 2017 Association fees. The statements sent out included a late fee. Several of the owners owed a small amount of 2016 dues also. I have received a number of payments including the late fee because of my notifications. I will continue to keep in touch with all delinquent owners or family members if I can locate them. Due to age, death or illness some homes are now vacant and/or For Sale by family members. I will do my best to find them. When a house that is For Sale gets sold we are assured that we will receive all fees that are due us.

Respectfully Submitted, MaryLou K.

**Committee Reports:**

**Architecture** Chair, Skip S.

The Architecture report for the month of March goes like this.

We helped Grounds (Karen) on numerous fence projects. She'll explain them in her report. We also worked with Karen and Security (Seema) on the fire extinguishers. All fire extinguishers were checked and burped. There were three old extinguishers that were replaced.

Two home owners requested to have fences installed around their homes. This will be covered under new business.

I reset the breaker for the outside Club House lights and reset the time clock for these lights.

Finally I met with OCD Cleaning about cleaning the Club House. This will be covered under new business.

Once again I would like to thank the volunteers for all their help.

**Grounds..Karen G.**

March 2017

JW LawnCare finished up the massive cleanup around the clubhouse.

Lawn Enforcement did the first of their twice-yearly cleanup of the two ditches.

SkyFrog removed the dead palm at the entrance (no charge.)

New hand rail covers were placed on the long rails in the pool and the other railings were cleaned. I wish to thank Arlie for doing this work.

The yard crew cut back the ginger plants around the clubhouse.

The Architectural Committee did the following:

- Repaired fences on Palmetto, Hoot Owl, Woodpecker and along 13th Street
- Installed brackets for pool safety pole
- Repaired hook for pool life preserver
- Removed fallen tree limb along fence on Bay Drive
- Replaced mail box on Laurel Lane

**Rules & Regulations...Cathy P.**

The Forest is once again relatively quiet with only a few low key issues that have been dealt with. This is a good thing.

As a reminder, please do not park on the street overnight. Emergency vehicles need the space to do their work. If you see a vehicle in the street overnight, please report it to me. Thank you.

**Security**

Seema K.

Good morning everyone. March was an interesting month. We're starting to have very warm weather. Nice weather brings out solicitors. Including those that want us to vote for certain candidates in public elections. This is a form of soliciting and as such is not encouraged in the Forest. We also had a young man going door to door "not selling" anything. I managed to make contact with all these people and explained our position on soliciting. They all left without incident. On March 16th our Guardhouse was again without a phone. Fortunately it was fixed the next day. On March 30th we called GPD about an unauthorized car (expired tag, left in parking lot for more than 3 days, no parking slip from the office), to see if the car was stolen. In fact it was not. We put 2 notices on it that said it would be towed by Monday if it was not removed. It was gone the next day.

I am happy to tell you all that Station 7 of Gainesville Fire-Rescue is now in possession of the Knox Key. How I came to discover this info is a very long story, which I will not go into here. As before, it will still be up to their discretion as to whether or not they will use the back gate.

We're having an Emergency Preparedness Workshop on May 22nd at 5:30PM. It will be very informative. We will provide more info in the Gobbler. Y'all be careful out there, lock your doors and please watch your speed. Respectfully, Seema K.

**Social...** Rae W.

We have a very brief report for April. Everything was very well summed up in the March Gobbler. Don't forget the DERBY PARTY on May 6.

And just a brief comment on our Memorial Day Event. It will be catered by Hot Wheels and will consist of BBQ chicken and scalloped potatoes and cole slaw. Plus dessert. We must have reservations made by Friday, May 19 and money collected by Friday May 26. Fee will be \$7. Bring guests if you wish but just remember to make the reservations so we can order the food. Your reservation money can be put in an envelope with your name (s) and lot number and put in the mail slot at the office.

It's a holiday weekend and a great time to get together with your neighbors and enjoy some good food and our newly updated pool area. See you at the BBQ !!! .

**Urban Affairs & Insurance...**Lynda W.

All was quiet for the month of March with no new activity to report. However, Gail D has some interesting information to share with us. The Weiss Property, adjacent to TCF on the south side, has been on the market for 2+ years. The Alachua Conservation Trust has been trying to get all or part of the 711 acre property saved as a preserve or wetlands. Several council members seemed interested in supporting the preservation until recently when discussion was dropped. Gail has asked that people contact their City Commissioners and ask them to favor the preservation of this property. Gail also advised us of a public hearing on the issue to be held at City Hall on June 8, 2017 at 6PM. Devon suggested a sign-up sheet be placed on the bulletin board so people can car pool.

**Secretary**

Devon D.

Reminded new residents to come to the office and register and obtain car decals. Please remember to let the office know if your phone number changes so we can have an up-to-date directory.

**Vice President** Linda M.

No report received

**President's Remarks**

Brigitte S.

Brigitte reminded us that we are under seasonal water conservation restrictions again and that even numbered lots shall water on Sunday and Thursday, odd numbered lots on Saturday and Wednesday. All residents are encouraged to comply.

### **Unfinished Business**

Linda M reported that the work is complete on the Guidelines for Cooperative Living. She moved that the Guidelines be accepted as posted, the motion was seconded by Rae W and the motion passed unanimously. Copies of the Guidelines will be printed and hand delivered to all homes and mailed to non-resident owners. They will also be posted on the TCFOA website.

### **New Business**

The annual update of the *Emergency Preparedness Plan* has been reviewed by all Board members and was presented for approval. Cathy P moved that we accept the updated plan for 2017, Devon seconded and the motion passed unanimously.

**Skip S** presented two architectural requests, one for Lot 396 and the other Lot 444. He has visited both residents and recommends approval of both requests. Motion was made by Skip, Linda M seconded and the motion passed unanimously.

### **Welcome to any New Residents and First Time Attendees**

### **Open Floor for comments/concerns (Please state name & Lot #, 3 minute limit)**

Janet W has joined the Social Committee. She reminded folks who are going to attend the Easter dinner on Saturday next to bring a “white elephant” in a plain brown bag for the Auction. Devon and Arlie will serve as auctioneers. Bets in increments of 25cents will be accepted so bring change!

Sena B expressed concern for seniors found walking the neighborhood who seem to require some sort of assistance or supervision. Suggestions were offered that residents may call 911 if it is an emergency or call the non-emergency line 352-955-1818 and report the issue.

Babs D encouraged people to slow down when crossing the bridge near her home. She was “directing traffic” the other day when there was an incident at a neighboring home. It is a somewhat congested area and people should be cautious.

Residents were reminded to utilize Code Red, AAA and 911 SMART programs for their personal safety.

**Adjourned meeting: 11:00AM**