

**TURKEY CREEK FOREST OWNERS' ASSOCIATION**  
**MONTHLY BOARD MEETING**  
**TCFOA Clubhouse**  
**December 10, 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 thirty (30) residents, in addition to the Board, attended the meeting. The minutes of the November 12, 2016, Monthly Board meeting were approved as posted.

**Treasurer's Report:** MaryLou K gave her report for November 2016.

*"The November Budget vs Cash report was given to Board members at our Agenda meeting on Tuesday, December 6, 2016. A copy of this monthly report is posted on the board outside the office door. The balance in our Reserves account as of November 30, 2016 is \$236,226.15.*

*Our November bank statements were reconciled with our checking account, reserve account and computer records. All invoices received have been paid and a few checks received were posted to our income account and deposited to our checking account. At this time, I haven't received a check for payment on any delinquent accounts although they have been contacted a number of times. I will, again, be contacting the owners one last time for 2016 with a statement and a letter.*

*The three remaining lender owners are responsible for paying the outstanding Association fees for their properties. We did not receive the miracle I wished for last month so this one property will remain delinquent for another year with a new balance. My delinquency report dated December 5th shows a balance of \$5709.88. The total increases a little each month as I add a late fee to each account.*

*There are a number of owners that have a positive balance on their account because they have paid in excess of their balance and also there are those that have a negative balance due to making incorrect payments. I will notify them by a letter/statement about the outstanding balances. Hopefully, the owners will make their payment in 2017 for the correct amount to clear the odd balances. I am trying to zero out these small amounts in our records*

*I am now receiving checks for 2017 dues. The advance payments are being held in a secure place. All 2017 payments will be posted on January 1<sup>st</sup> after I post the new dues to accounts on that date. Again, please pay your dues in a timely manner.*

*Respectfully Submitted, MaryLou K, Treasurer"*

Dues are \$398 for 2017. They may be paid in full or paid in two equal payments of \$199 on January 1<sup>st</sup> and July 1<sup>st</sup>. Contact MaryLou if there is an issue with your being able to pay your dues.

**Architecture Report:** Lynda W reported.

*"November was a quiet month in the Forest, with nothing to report in the Architectural Department. Everyone was focused on getting ready for the Thanksgiving Holiday.*

*I hope everyone had a wonderful Thanksgiving, and I wish you a happy Holiday Season that is right around the corner!*

*Respectfully Submitted, Lynda W, Architectural Director”*

**Common Areas and Grounds Committee Report:** Karen G reported.

*“The striping of the parking lot on Turkey Scratch was completed. [This completes the 2016 Road Resurfacing Project.]*

*Gillespie Irrigation repaired 2 broken sprinkler heads by the clubhouse and the Sprinkler timer in the guard house that had a loose wire. Now we should have water. [She will check to see if this is working.]*

*The Handymen did the following:*

- repaired the split rail fence by first creek*
- repaired mailbox on cypress*
- removed 38 bags of excess leaves and pine straw from around the clubhouse”*

Lawn Enforcement will now help keep the grounds neater. Thank you to all of the volunteers who helped rake up the straw.

**Rules and Regulations, Legal Committee Report:** Cathy P reported.

*“There is nothing new to report for rules and regulations. Citizen concerns have been, and continue to be, addressed.*

*In early December we will have Operation Catnip folks out here to trap, neuter, and return feral cats to TCF. Over time, our population of feral cats has multiplied. We are working to lower the population without killing them. All of TCF cannot be done at one time. It will take several months. How much does it cost to neuter one cat? \$50. Your donation would be much appreciated by Operation Catnip. Keep checking the front sign for when it is advised that you do not feed the feral cats.”*

Devon explained how the Operation Catnip program works in Gainesville. The project works on funds donated by individuals. They need people to agree to allow traps to be put on their property.

**Safety and Security Committee Report:** Seema K reported.

*“Good morning everyone. We've had a few incidents this month. One of our residents called me to inform me that he saw what he thought was a suspicious person walking into the Forest. I drove around and spotted him. He lives with his mom. He also wasn't as young as he looked from a distance. I think we're going to find that a lot more in the future. Another one of our residents has informed me that some people, especially on Hoot Owl, have been experiencing the removal of property from their porches at night. If you suspect that you're a victim of theft, you need to notify GPD on their non-emergency number (955-1818). If you hear someone taking something in the middle of the night, call 911.*

*I have two more ongoing things to report. Both are not under our control. We had a person by the name of Darrell Myers looking at homes in here on Sat, Nov. 26th, at approximately 3PM his car broke down and he tried to fix it? At that time he pushed it into the street, unloaded it, took the tag off and then lied to one of our residents. He told her he was going to send a tow truck for the vehicle because the alarm system would not allow him to restart the car. What he did on Mon, Nov 28th was turn the car in to Drive-Time in Orlando for repo. Thru investigation by GPD we were able to contact Bridgecrest, the parent company of Drive-Time to give them the location of the vehicle. He never told them where it was. This didn't happen until Thurs Dec 1st. They know now and will come ASAP. I'm happy to report that the car was picked up at approximately 4:15PM Mon Dec 5th. We are now in the process of looking into the*

*mechanism for having unwanted and/or abandoned vehicles removed from our roads. The other ongoing problem is the phone in the Guardhouse. If it wasn't so pathetic, it would be funny. Any excuse you could possibly come up with has been given to us by Cox. We've been waiting and working on this since the end of Oct. It seems they know we are at their mercy. Skip and I have stopped taking bets as to when the work will really get done. That's all for now. As always, please watch your speed. Respectfully, Seema K"*

Devon presented background information on obtaining a contract and City permit to allow us to tow vehicles from the Forest. More information will be presented under new business.

**Social Committee Report:** Rae W presented her report.

Rae thanked everyone who helped with the Poinsettia Tea. *"Please, please, please sign up for the events you wish to attend. We spend a lot of time moving furniture in the club house and carrying chairs around to set them up for you, so it's very disheartening to open the doors for our events when 38 people have signed up and we have seating for 38 and then... 71 people come in (some late) 33 who have not signed up. We have to scramble to get chairs out of the back room and move people around to accommodate those who did not have the time or make the effort to sign up. Sign-up sheets are always posted in the arts and crafts room... if you absolutely cannot make it up to the club house, please call me and I will go up and put you on the list.*

*Something new. You might remember that last year the Social Committee announced a fund raiser for the Cat Nip people who work with the UF Vets School to neuter and spay our feral cats. We are donating funds to that group so that our feral cats can live happily in the Forest and will not bring new kittens into this world. Brigitte S and Frances W have volunteered to head up this program. They will notify the social committee so that posters can be put up alerting neighbors not to put food out. The first night was very successful.... 7 were trapped and are happily back at home in the neighborhood. Dog lovers may not understand why all this effort is being put into saving these cats, but we just ask you to think about it with kindness. Maybe it's time to adopt a quiet puppy.*

*January events:*

*Jan 19.... Reception (educational) for local Real Estate Agents 5pm-8pm*

*Jan 21.....Krazy Kards 7pm dessert will be served."*

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

*"Our Insurance remains in place with no changes. There were also no new items to report for Urban Affairs"*

**Notes from the Secretary:** Janet W reported on the collection of our 2016 Resident's Survey. We have only received about fifty percent (50%) of the surveys back. Please remind your neighbors and friends to get it filled out and returned to office. Copies are available from Janet.

**Report from the Vice-President:** Skip S reported.

Skip worked with the clean-up crew to help remove the straw from around the Clubhouse area. If you would like to have some straw delivered to your home, contact Skip.

Skip thanked all of the people who asked for his help this year. He appreciates that they have trust in him.

### **Unfinished Business**

**\*Bench Order-** Karen G presented information on replacing the four benches in the shuffleboard court area. The current benches are in disrepair. Seema K **moved that we purchase four benches at a cost of \$417 per bench for a total of \$1668.** MaryLou K seconded the motion. The floor was open for discussion. The benches are made of bear board and have a 50 year warranty. They are sold by Perennial Park Products.

The Question was called. The motion passed unanimously.

**\*COPS-** Seema K reported that it appears that no one has signed up to participate. The information sheet is still on the bulletin board in the Arts & Crafts Room.

**\*Memory Training-**Devon D reported that fourteen (14) people have signed up for the program. She will follow up on this project.

**\*End of Year Projects-**Skip S provided information of these projects:

\*Purchase an AC/Heat unit for the office.

\*Duct work will be put into the 2 outside bathrooms and 2 storage rooms. This will help with air flow in these areas.

\*Replacement of aluminum windows in the Clubhouse kitchen, office, bathrooms, and Arts & Crafts Room will be paid out of Reserve funds, as voted on at the November Annual Board meeting.

\*Complete the renovation of the Office area.

\*Guard House renovation and electrical work will be paid out of Reserve funds, as voted on at the November Annual Board meeting.

### **New Business**

**\* Per Call Towing Permit-**Seema K **moved that we contract with Superior Towing for Per Call Towing at the cost of \$59.75 a year.** Lynda W seconded the motion. The floor was opened for discussion. A resident asked for more information on how this would work. Devon provided specifics on the process. The Per Call Towing plan allows us to call Superior if we have someone repeatedly violating our no parking on the streets or at the Clubhouse parking lot overnight. Violators will be given a warning notice about the violation. If the problem continues, we could have the car towed away at the owner's expense. If a resident has an issue with a car on their street, they may fill out a Citizen's Concern Form with the type of car, tag information, and time of violation. Then Rules and Regs will contact that owner.

Our Guidelines do allow for brief 1 or 2 nights parking at the Clubhouse with prior approval by a Board Member. These cars would have the permit on their dashboard and not subject to towing.

The Question was called. The motion passed unanimously.

**\* Lawn Contract-**Karen G presented four bids: \$22,750, \$18,582, \$18,540, and \$11,556. She **moved that we enter into a two year contract with Lawn Enforcement for \$11,556 a year.** Cathy P seconded the motion. The floor was opened for discussion. A resident asked what the contract covered. Karen explained that they come out on

scheduled visits to mow, trim, clean grounds, walk the ditches, and remove yard trash from the common areas. In April-October, there are 42 visits. November – March, there are bimonthly visits. Use the Citizen's Concern Form if you see an issue with their work or a need for additional work. We do have a thirty (30) day cancellation clause in the contract.

The Question was called. The motion passed unanimously.

\* **Ditch Bids**-Karen G presented two bids; \$4,300 and \$3,425. Karen **moved that we enter into a onetime contract with JW Lawn Care for \$3,425 to clean out the ditch areas in the Forest.** Skip S seconded the motion. The floor was opened for discussion.

This clean out has not been done in the last five years. The ditches run on the fence lines in the Forest. In the past, residents have been known to put their yard waste in the ditch instead of taking it to the front by road side. This should not occur.

Once the ditch is cleared, Lawn Enforcement will do maintenance twice a year on the ditch areas.

The Question was called. The motion passed unanimously.

\* **Swale Repair Contract**- Karen G presented two bids (\$7760 & \$2670) for repair of two swales in the Forest near lot 275 and lot 47. Karen **moved that we accept the bid of \$2670 from William Bittner to repair two swales.** Seema K seconded the motion. The floor was opened for discussion.

Ruth E spoke to her concern about the state of all of the swales in our community. She thinks we need to budget money in the future to maintain the swales.

Chris B has concerns about the storm drain located at the corner of Blueberry and Turkey Scratch Road. It is not working properly. GRU has been out but the issue persists. The Board will look into both of these concerns and get back to the community at the next Board meeting in January.

The Question was called. The motion passed unanimously.

\* **QuickBooks Support Renewal**-MaryLou K renewed the contract with QuickBooks for one year at a cost of \$450. We are also purchasing new checks to use with the QuickBook program and our printer.

**Notes from the President:** Devon Delk informed the community that Margaret A has passed away. Daniel P passed away this past week also. Our thoughts and prayers go out to both families.

The 2017 Board will be:

President – Brigitte S

Vice President – Linda M

Treasurer – MaryLou K

Secretary – Devon D

Architecture – Skip S

Grounds – Karen G

Rules & Regulations – Cathy P

Security – Seema K

Social – Rae W

Urban Affairs/Insurance – Lynda W

Devon thanked the current Board Members and looks forward to working with the new Board in 2017.

Devon informed us that Lynn H, one of our two night security guards, was injured this week. She encouraged everyone, who knows her, to call or send a card.

There were no first time attendees.

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

Bill G asked about our pool maintenance. Pool Solutions has been our contract service provider for many years. We continue to use them. There is a group of resident volunteers who check the pool water chemical level on a daily basis.

The meeting adjourned at 11:35 a.m.

Janet W  
Secretary