

**TURKEY CREEK FOREST OWNERS' ASSOCIATION**  
**MONTHLY BOARD MEETING**  
**TCFOA Clubhouse**

**January 14, 2017**

**10:00 A.M.**

President Brigitte S 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: MaryLou K, Karen G, Seema K, Linda M, Skip S, Lynda W, Rae W, and Cathy P. Devon D was not present and Janet W was acting Secretary. Approximately 45 residents, in addition to the Board, attended the meeting. The minutes of the December 10, 2016, Monthly Board meeting were approved as corrected.

**Treasurer's Report:** MaryLou K gave her report for December 2016. *"Well, here we are at the end of another year and I am in the midst of a new year, 2017.*

*As in the past eleven months our December bank statements were reconciled to our checking account, reserve account and computer records. All invoices for 2016 received have been paid including an invoice from our attorney, James F. Gray in the amount of \$389.00. I collected (after many letters) two checks from delinquent owners and posted each to their account and deposited them to our checking account.*

*The December Budget vs Cash report was given to Board members at our Agenda meeting on Tuesday, January 10<sup>th</sup>. A copy of this monthly report is posted on the board outside the office door. The balance in our Reserves account as of December 31<sup>st</sup> is \$236,326.19.*

*I have received many 2017 payments and will continue to post them almost on a daily basis. I have also received a payment in January from a lender that had purchased a foreclosed property. This property has now been sold and is being remodeled, most likely for resale. Another home was purchased by a resident who will remodel it for resale. I will have more information on this subject in my first 2017 report. Our delinquent report balance for 2016 has decreased to \$ 2859.08. The payments received for these homes have been posted in 2017 but I have reduced our 2016 delinquent balance as those amounts have been included for months.*

*Just a reminder for those who haven't paid your full or partial 2017 dues, please drop your check in the mail slot in the office door or mail it to me. I would appreciate it very much. Respectfully Submitted, MaryLou K, Treasurer"*

The 2017 TCF HOA dues are \$398.00 for the year. Owners may pay the full amount or pay two installments of \$199 in January and July.

Brigitte thanked MaryLou for her work as treasurer.

**Architecture Report:** Skip S reported. *"Good Morning and Happy New year.*

*Before we get into the new year let's finish last year. December was not a very busy month, other than putting up the Christmas decorations and a few minor things. So good bye 2016, hello 2017.*

*As of January 2017 I will no longer be your Vice President but will continue to serve on the Board as the Director/Chair of Architecture as well as heading up the Handy People committee.*

*We, the Handy People, have several new projects scheduled. Some of them are hanging new lights in the kitchen, cleaning the medical equipment room, assembling the new benches at the Shuffle Board courts, repairing the fences. Things will not be done all at once but over a period of time. As you have heard, the Handy People are all volunteers, our goal is to stay active and save TCF money. We are lucky to have people who live here that are willing to help this community. The Handy People only do work related to the Club House and Common Grounds.*

*Other projects that will be done by outside contractors are the electrical in the Guardhouse being brought up-to-date; new windows will be installed in the Arts and Crafts room, kitchen and the outside bathrooms; power washing shingles on the Club House.*

*I thank you for your support last year and look forward to serving on the Board this year as Director/Chair of Architecture.*

*Skip”*

Brigitte thanked all the volunteers who help make the Forest a better place to live.

**Common Areas and Grounds Committee Report:** Karen G reported. *“JW Lawn Care cleaned the ditches along the fence line on Tupelo, Holly, Blue Jay, Palmetto and Hoot Owl. Lawn Enforcement will maintain them under our new contract.*

*Resident at Lot 44 on Cypress called about the storm drain backing up. I talked with the city about this storm drain and the one at Lot 122. I called a few days later and they said they had completed the work. I talked to the resident at Lot 44 and he said the problem still existed. The city came back and flushed out the drain on Cypress. They said they were still working on getting the right size of pipe for the drain at Lot 122 that needs to be replaced. This problem is about 7 months and counting.*

*The yard crew cleaned 2 sections of swales on Blue Jay. Ruth E and Bernie W started a Swale Committee after the last meeting. We are asking for volunteers to report problems.*

*The Architecture Committee did the following:*

- replaced 2 mailboxes on Palmetto hit by a car*
- raked and removed excess leaves and pine straw from around the clubhouse.”*

Brigitte thanked Karen and her committee for their work.

**Rules and Regulations, Legal Committee Report:** Cathy P reported. *“It was a relatively quiet month in the Forest with a few minor issues reported and subsequently solved.”*

Brigitte thanked Cathy and her committee for keeping up with the rules and regulations.

**Safety and Security Committee Report:** Seema K reported. Her committee will be meeting today right after the Board meeting. *“Happy New Year everyone. It seems a little strange to say that half way through the month of January. It also seems a little odd to give a report for December 2016 on January 14, 2017. But here we are. Calendars are funny that way.*

*December was relatively quiet. I had a report of two reckless drivers speeding in the Forest on December 13th. I was given a good description of the vehicles, found them and spoke with the young people driving them. They were visiting the grandfather of one of them. They were a little mouthy, as young people can be sometimes. But, they did apologize. Also, thanks to one of our residents, I was able to catch a man from Property Maintenance Solutions blowing leaves down the storm drain on Blueberry Rd. Of course he apologized and said he wouldn't do it again. But the damage was already done.*

*I'm happy to announce that the phone in the Guard House is now working. Cox made it a Christmas present-December 23, 2016.*

*Superior Towing has put a sign up at the entrance. It's on the left as you drive in. The call in for a tow must be done by a Board Member. There are certain procedures that we will be following. If*

*anyone feels that they see the need to have a car towed out of here, they have to call a Board Member to do so. I can't stress this enough. Unless you are having your personal car towed, do not call Superior Towing to have a car towed.*

*This year I will be working on handicap stickers and golf cart safety. As always, Please watch your speed. Respectfully, Seema K”*

She warned everyone about the ploy of putting something on your back windshield. They hope you will stop to see what it is and then rob you. If anything is on your car, wait till you get home or a safe place before checking on it.

The ‘Grandma/pa, your grandchild is in jail’ scam has surfaced again. Don’t fall for this request for money. Hang up and contact your grandchild.

**Social Committee Report:** Rae W reported. *“At this time the social committee has no new news to report.....but we will be meeting very soon to finish plans for the February 18 Forest Princess cruise/dance party to Hawaii. (grass skirts are still optional for men) [There will be a small fee to help cover the costs of the finger foods provided for the party. Be sure to SIGN UP.]*

*The social committee has been given credit by many of you for preparing the Thanksgiving and Christmas parties. SORRY..... the Social Committee gets no rewards for these events. Thank you should be directed to Sue B, MaryLou K and Mary Beth F. Two of our long-time residents donate cash for the meat for these events and wish to remain anonymous.*

*The Realtors Educational Program will be held Thursday, January 19<sup>th</sup> at 5pm. Residents are welcome to attend. The goal is to provide realtors with our rules and regulations for being an owner or renter in the Forest.*

[Rae encouraged everyone not to believe everything they read/see on Facebook about the Social Committee. If you want the FACTS ask the Committee or the Board.]

*Thank you Matt for the kind words in the Gobbler for the social committee and all volunteers. Rae, Eileen, Jane, Martha, Aileen, Ruth, and Evelyn.”*

**Urban Affairs and Insurance Committee Report:** Lynda W reported. *“Happy New Year to everyone! I am now reporting to you as your Insurance & Urban Affairs Director. Thank you Cathy P for doing a great job in this department, and for ‘showing me the ropes.’*

*Our insurance for Turkey Creek Forest has been paid, and is in place, for the year 2017. I am happy to report that our yearly bill was approximately \$900.00 less this year. A big thank you to all our "handy" volunteers that continuously help keep our Clubhouse and its surroundings in compliance. Your faithfulness and dedication is, in part, responsible for this savings.*

*Currently, there isn't anything to report in the Urban Affairs Department. However, I will be watchful for any future concerns that may arise in this area that would possibly affect our community.*

*Thank you very much,  
Lynda W, Insurance & Urban Affairs”*

Janet shared information from AARP on a bill before Congress for a Hearing Aid Tax Credit. Write your legislator and asked them to support such a bill. See Janet if you want more information.

**Notes from the Secretary:** Beginning on February 6<sup>th</sup>, the new office hours for 2017 are Monday 4-7pm and Tuesday 9-noon. Devon is out of town with family obligations. The TCF Phone directory will be distributed with the February Gobbler. 2016 Resident Surveys are still needed from some of our residents.

**Report from the Vice-President:** Linda M is glad to be serving as Vice President on the Board. She is rereading our documents to be well versed in our policies.

There will be a meeting on Tuesday, January 17<sup>th</sup> to discuss possible updates for the TCFOA Election/Voting Procedures.

Another meeting will be scheduled, at the completion of the review of our election procedures, to review and update the Guidelines for Cooperative Living.

All meetings are open to Forest residents and owners.

### **Unfinished Business**

\*Per Call Towing update- Seema stated that the contract has been signed, by the President, and the sign is posted at the front entrance on the left of the entrance driveway. Anyone with a towing concern should contact any Board member immediately. A form will soon be developed for residents to fill out for non-emergency towing concerns. Only four Board members are authorized to call the towing company: President, Vice President, Rules/Regulations Director, and Security Director.

Towing procedures will be developed to cover the process. Right now we are following the guidelines provided for us in Florida Statutes 715.07 – Vehicles or vessels parked on private property; towing.

\*Lawn Contract update – Karen informed us that the contract has been signed, by the President, and will start on February 1, 2017.

\*Ditch Cleanup update – Karen informed us that the cleanup has been completed.

\*Swale Repair update – Karen noted that the repairs were done in January. She hopes to have money left over to do more repairs as needed.

### **New Business**

There was no new business at this meeting.

**Notes from the President:** Brigitte S presented her remarks. *We have great things happening in our community!*

*Here is an update on the Weiss Property:*

*Based on County Appraiser web site it has not sold. Also appears to be off the market even though the signs are still up; Gail D has an additional update on the Weiss Property.” [Gail shared her update. Her contact was cautiously hopeful that it can be acquired and preserved. The County is in favor of acquisition but needs funding help from the City or Suwanee River Water Management. The County has several steps to start in their long process and he thinks these steps may be implemented in January. He has assured her that if and when there is anything we can do, he will let her know.]*

*“Thank you Gail for being so dedicated to the preservation of Florida's Natural beauty!*

*Also an update on Operation Catnip! I have learned a great many things about the cats and what awesome people we have living here. Yes you will still be seeing many cats, but be assured that even though the ears are not clipped on all cats the great majority have been fixed. There are cats that live here even though the owners have left, for whatever reason, but the big hearts of the neighbors are watching over them, and they were fixed by previous owners. In the last few months we have caught 22 cats, 4 were let go because their ears were clipped. 18 were neutered, vaccinated, flea dipped, and wormed, ear clipped and returned to our community. Our extremely generous residents have contributed a total of \$863. Thank you so much EVERYONE!!! By donating your time, letting us go on your properties, standing by for additional transport to UF, cooperating with not feeding for the 2 days, we have accomplished*

*something that will not only help our community not to have a further cat explosion, but shows that we have an amazing community that can accomplish great things together. Thank you all!!!! Linda M and I will be glad to assist any resident who needs help with further issues.*

*In the next few weeks we will begin a revision of Guidelines for Cooperative Living. We will need input and volunteers to assist us. Please contact Linda M or myself with ideas or to let us know that you will be able to assist us. This will begin when we have completed the timeline for the election and it's procedures for absentee voting. We will post when we meet for the revision of the Guidelines so you will all know." [All meetings are open to all residents. Check on the website: TCFOA.net for additional information. Thanks to Sam Owens for doing a great job on that.]*

### **New Residents or First Time Attendees:**

Becky G introduced herself. She has accounting and tax preparation experience. She is also a Notary. Becky is from Kentucky originally.

Kathy C and her husband join us from Virginia. She looks forward to being involved in the community. She currently works as an executive for a Painting Company. She offers to help through her painting company and a construction company. She is also a Notary. She also has administrative skills to share.

Glenora F is happy to be with us. She enjoys living here in the Forest.

Faye B is new, and looks forward to being with us full time.

Grace C and her husband join us. They appreciate that, while they have to travel with their mission work, their home is safe and secure.

Linda M lived in Gainesville and found her way to us by accident. She moved here in December. She is still working, but getting mail/call about retirement and Medicare. Can't believe she is this mature already. Happy to be here.

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

Shirley B shared some information on seminars and classes at the Senior Rec Center. There will be a property tax seminar, poster in the Arts & Crafts Room. A Candidates' Forum is set for February 21<sup>st</sup> for the next City election. A Civics Class is offered on March 21<sup>st</sup>, 1:30-3:30; open to anyone. There are also advocates to provide information to Seniors on Medicare and changes that may develop if the Affordable Care Act is repealed.

Sena B expressed grave concern about the use of the left turn lane at 441. She came out and saw four cars stacked in the middle space designed for one car. She also shared that her views on our feral cat population has changed. Originally, she was unhappy that we had a feral cat problem. But since reading the January Gobbler article by France Ward, she feels better about their being here in the Forest and the purpose they serve.

The meeting adjourned at 11:00 a.m.

Janet Walters  
Secretary

DRAFT