

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
October 8, 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, Sharon A, Rae W and Cathy P. Approximately 20 residents, in addition to the Board, attended the meeting. The minutes of the September 10, 2016, Monthly Board meeting were approved as posted on September 22, 2016.

Treasurer's Report: MaryLou K gave her report for September 2016. *"The September 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, October 4, 2016. A copy of the monthly report is posted on the board outside the office door. Our 2017 proposed budget will be discussed and approved at our Annual meeting on Saturday, November 12, 2016. The balance in our Reserves account as of September 30th is \$236,029.42. Our reserves account will be discussed in detail at our November meeting, also.*

Our September bank statements were reconciled to our checking account, reserve account and computer records. All September invoices 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 few second half dues that are in arrears. Each month I send a statement to the owners. I have been adding late fees each month to their balance and will continue until the balance is paid.

I have not received any payments from the Financial Institutions who recently purchased the foreclosed properties. They are now responsible for paying the outstanding Association fees. Of course, Florida statues state that they only owe for this year and the past year. The remaining balance will have to be written off. I will be sending another reminder letter with a statement to them in the next week. I did receive an Estoppel letter request on Monday for one of the properties that had been in foreclosure. This property was now in the hands of the Department of Veterans' Affairs and the allowable dues were paid at the time of that closing. We will now be having new neighbors for this vacant house. Also, some one is purchasing the vacant lot on Hoot Owl. All dues are paid on this property.

*My delinquent report, dated October 1st shows a balance of \$6462.68 total. [The balance as of today is \$6208.88] This is the lowest amount I have seen in my three and a half years as Treasurer. "PERSISTANCE" is my motto!
Respectfully Submitted, MaryLou K, Treasurer"*

Devon commended MaryLou for her hard work and time spent getting owners to pay their dues.

Sharon A wanted to know why we don't mark down the delinquent accounts to the amounts we can legally recover instead of the balance due. MaryLou stated that we are owed the amounts shown and should be asking for that amount regardless of what the

law may allow us to collect from lenders. In a few cases, we have been able to recoup the entire amount plus late fees.

Architecture Report: Lynda W reported. *“Six outside eave lights were replaced. The stripping located between the double doors on the west side of the Clubhouse had become loose, and was screwed back into place.*

The Arts & Crafts room now has 20 new, energy efficient, LED lamps, instead of the old fluorescent lamps. The fixtures were retro-fitted, not replaced, and thus a permit was not required. This new lighting will not only cut down on heat that is emitted, but should help lower our electric bill also.

Carpets and windows will be scheduled for cleaning soon. We are looking at what days are best for this to be done.

Thank you very much. Lynda W, Architecture Director”

Devon thanked Skip, Sam L, & Dale B for getting the work done.

Common Areas and Grounds Committee Report: Karen G reported. *“I would like to thank the handy men and women and the Yard Crew for cleaning up around the clubhouse and the guard house after the storm. Also all the residents who helped their neighbors with clean up.”*

Karen asked for volunteers to monitor the road barricades during the resurfacing project in two (2) hour shifts. Resealing will be done on Turkey Scratch Road from the Clubhouse to the back gate. Also includes Blue Jay Way, Holly Circle, and Tupelo Circle. She also needs two (2) volunteers to be pool water testers. A sign-up sheet is available. Contact Karen G if you can help with either of these needs.

Rules and Regulations, Legal Committee Report: Cathy P reported. *“Fortunately, September was a quiet month in the Forest. There were a couple of cars parking in the street overnight and messy yards of unoccupied homes but these were solved in a pleasant, non-threatening manner. The team continues to work on rules and regs issues. Thank you.”*

Cathy thanked her committee members for their time & effort.

Safety and Security Committee Report: Seema K reported. *“Good morning everyone. September was a great month. Very quiet. I have an extremely short report because we have our Neighborhood Crime Watch Meeting after this morning’s Board Meeting. That’s it, short and simple. As always, please watch your speed. Respectfully, Seema K”*

Social Committee Report: Rae W reported. The committee met on Oct 3 to finalize events and details for upcoming events for 2017.

The State Dinner was a success. Thirty-three people signed up, but fifty-five people came. Please sign up for future events.

A Realtor Wine and Cheese will be hosted again. Email invitations will be sent to the local realtors. The purpose of this is to educate realtors about our rules and regulations. i.e., parking, under-age residents living on premises, use of clubhouse, et cetera.

Some questions have come up about scheduling events during the weekday evenings. The Social Committee will be using the Holiday’s date for certain events, and weekends for others.

Octoberfest is on Monday, October 10th. The cost is \$5. Beer will be available for a donation of \$1. The menu includes: brauts, sauerkraut, potato salad, and German Chocolate cake.

Our next concert by the Gainesville Band will be on November 29 for our Christmas lighting party. It will be necessary to sign up. To be respectful of the band, late comers will have to wait to be seated until the band ends that song; and talking during the concert should be avoided.

Devon addressed the issue about people not signing up in advance for events. During the past few events we have had as many as 20 extra guests show up causing stress and extra work for the Social Committee. They plan for chair set up according to the number of sign ups. It is not fair to make extra work for the committee. Please be on time if you are coming to an event, and sign up when appropriate.

She also spoke to a concern about the Clubhouse being closed the day before events. She asked the Social Committee to look at not closing the Clubhouse for more than 24 hours before an event if possible.

A thank you was expressed to all of the participants who stay after and help clean up. It is greatly appreciated.

Urban Affairs and Insurance Committee Report: Cathy P reported. “Insurance: Nothing new to report

Urban Affairs: Andy Renshaw from the City gave an excellent presentation on the revised Flood Zone map. TCF was very favorably affected as our flood zone area shrank meaning many residents are no longer required to pay for flood insurance if they still have a mortgage.

On a less wonderful note, we have a growing concern in the Forest about well-meaning residents feeding feral cats. The population is growing and growing. It is NOT just one street participating in the feeding, it is our entire neighborhood. Please consider the consequences of what you are doing. Thank you.”

Cathy thanked Gail D for her report, at last month’s Board meeting, on the sale of the Weiss Property. Cathy suggested that we vote “Yes” on the Question 2 of our ballot about funding for land purchases. The Weiss Property is a great example of how this funding could be beneficial.

A concern has arisen about a resident who looks in cars, mailboxes, and trash cans. If you see something, fill out a Resident’s Concern form. We need to have documentation of the problem in order to try to get help from Social Services for this person. The family has been contacted concerning this issue, now and in the past.

Notes from the Secretary: Our contract with Cox Business account is up for renewal. After talking with Cox, it will be recommended that we renew the contract. There will be a savings of \$16 a month on our bill.

Surveys are slow coming in. Cathy will use the front sign to remind people to get their surveys done, signed and returned to office.

The minutes from the November 2015 Annual Meeting will be posted on the board outside the office.

Report from the Vice-President: Skip provided information on the 2016 Election process. There are five members going off the Board this year. If you wish to be on the ballot, please provide a statement of interest in writing. The deadline is Friday,

November 4th at the Meet the Candidates Forum. The election will be November 9th. Only TCF owners may vote. There is one vote per lot. Photo ID is needed to vote. Dues must be current. If you have a write in candidate, you must have contacted that person prior to your writing the name on the ballot.

The new 2017 Board will meet at their Organization Meeting to assign duty positions.

Unfinished Business: None

New Business:

Janet W **moved that we renew our three year contract with Cox Business for TV, internet, and phone services.** Cathy P seconded the motion. There being no further discussion, the motion passed unanimously.

Notes from the President: Devon shared information on the Reserve Fund Study and our annual budget. *“As we move through the last quarter of 2016, your Board has been busy reviewing our current financial situation, estimating the probable year-end funds availability and predicting what funds will be required in the 2017 budget. We must have our work completed and be ready to vote on that budget at the November Annual Meeting.*

There are two major components which make up our “financial picture”, the annual budget and the Reserve Fund. Annual budgets are predicated on what the community spent during the most recent years. We look at each of the line items, see where we have gone over or under then decide what a reasonable “guesstimate” is for the next year. While some of our expenses are quite predictable, e.g. we have multi-year contractual agreements, others are not. We cannot predict storm damage, pump burn-outs, leaks in pipes etc. You can think of the annual budget as the “maintenance” money. Ongoing maintenance keeps things in good repair.

The second component is Reserve Funds. These funds are set aside for known, predictable major expenditures that the community anticipates and plans for. Earlier this year a committee of six completed a comprehensive, in-house reserve study and presented their findings at a meeting in September. If you were not able to attend this presentation, a copy of the report is available for your review during regular office hours. As a result of the study, we know that we should spend reserve funds on three “capital” projects this fiscal year: rehabilitating the Guard House (\$6,000), re-surfacing the pool deck (\$13,000) and replacing the old, inefficient aluminum windows in the clubhouse (\$5,000). Of course, at the same time we spend Reserve Fund dollars, we must also replenish these funds for future needs.

The way our Covenants are written, we can only deposit to our Reserve Fund any monies that are “left at the end of the fiscal year”. Therefore, the Board strives to save as much money from our annual budget as possible and keep our reserve contributions on track. The reserve study showed that we “should” contribute \$17,000 to the fund this year to be sure that we adequately prepare for expenses we know are on the immediate horizon.

What does this mean for you? You may anticipate that this year the Board will consider a five percent increase in annual dues. That equates to \$398 dues per lot annually. We will continue to carefully monitor TCF’s budget and reserve funds and promise that we will keep our community in good repair and one you may be proud to call home.”

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

Missy W volunteered to help with the pool testing. She wanted to know about the Dog Parade that is scheduled at the end of October. This will be held on October 29th, 10 a.m. on the Clubhouse circular drive. Bring pictures of your cats, too.

Mable B reminded everyone to sign up in the Arts & Crafts Room for the Fall Yard Sale on October 22nd. There is a \$1 donation to help cover the ad cost.

Sena B suggested that if mailboxes were an issue, maybe we should look at getting the multi-unit boxes that lock. This has been investigated before and found to not be feasible.

Sharon A shared that there are no shelters that accept pets. FEMA shelters do allow pets. She will look into what makes a local shelter a FEMA shelter. The Senior Rec Center was a Special Needs Shelter for the last storm. This requires advance registration. Forms are available in the TCF office.

Rae W reminded everyone that the Social Committee will be holding a Bake Sale on October 22nd. Donations of baked goods would be appreciated.

The meeting adjourned at 11:10 a.m.

Janet W
Secretary