

TURKEY CREEK FOREST OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
TCFOA Clubhouse
September 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, Sharon A, and Cathy P. Approximately 50 residents, in addition to the Board, attended the meeting. The minutes of the August 9th, 2016, Monthly Board meeting were approved as posted on 8/18/16.

Treasurer's Report: MaryLou K gave her report for August 2016. *"The August Budget vs Cash report together with a Profit & Loss and Balance statement has been given to Board members at our Board/Agenda meeting on Tuesday, September 6, 2016. A copy of the monthly report is posted on the board outside the office door.*

Our August bank statements were reconciled to our checking account, reserve account and computer records. August invoices have been paid and all checks for Association fees received were posted to accounts and deposited to our checking account. We did receive an invoice from our attorney, Mr. Gray. This invoice in the amount of \$1,067.58 was partially paid for with the amount of \$371.44 that was accumulating in our Trust Account at their office. I then sent a check for the balance of \$696.14. This total amount is for their services during the past several months of 2016.

Last month I received a letter from GRU regarding the request that Devon and I made to them because of the large increase in our April and May invoices due to the water leak that was discovered during those months. They promised that they would credit us with \$682.00 on our August bill. They came through and our August invoice was \$682.00 less for the month.

I sent statements to all homeowners that were in arrears for the second half of their dues. I did receive a small response to the reminders. There are a number still to be paid but I haven't given up on them. They will receive another notice shortly with a late charge added to their balance.

Several of the homes that were in foreclosure have been purchased by various Financial Institutions. 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 have sent a letter with a statement to the new owners of these properties. I feel that our 2016 delinquent balance total is so much less than it has been in the past few years.

The Board will be meeting to prepare our 2017 Budget later this month. Our financial planning should be of interest to all residents of our community. Everyone is welcome to attend.

An informative meeting was held last week to discuss the Reserves study that was completed by Devon and her committee over the past several months. Each one of the committee members explained their section of the study, displayed in a power point presentation, in detail so those in attendance could understand the purpose of maintaining a Reserves Account for our Association's future. The committee did an excellent job. Copies of the report are available in the office if you wish to read the findings. They are certainly appreciated by each of us for their dedication and hard work.

Respectfully Submitted, MaryLou K, Treasurer”

Devon asked if there were any areas of the budget that might be an issue before the year is over. Security will be \$3,386.68 over budget due to seven (7) hour per night coverage instead of the six (6) originally budgeted.

Architecture Report: Lynda W reported. *“It was another quiet month in the Forest, except for the Labor Day weekend. August marks the end of summer and the beginning of the fall season.*

Fencing was approved on Lot #141.

The fire extinguishers were inspected in the Clubhouse, Game Room, and Medical Supply Room and found to be in compliance.

The cork board easel that is used for notices was repaired.

The thermostat was replaced in the Game Room as it was not operating properly.

Respectfully submitted, Lynda W, Architecture Director”

Common Areas and Grounds Committee Report: Karen G reported. *“Installed new sump pump in the pool house. The one in the pool house froze up. It cost \$268.18 to replace.*

The TCF handy men and women did the following items:

- *Repaired about 20 loose boards in the fencing along 43rd Street.*
- *Ball valves were fixed on the pool shower and another leak at the shower was fixed.*
- *Pool furniture and umbrellas were secured in prep for the storm.*
- *Removed vines along creek area that were causing trees to overhang houses. Also, removed downed trees from the creek bed.*

Also, the letter carrier has asked that we do not place yard waste in the street near the mailboxes. This interferes with the delivery of the mail. Thank you.”

Rules and Regulations, Legal Committee Report: Cathy P reported. *“There is nothing new to report concerning Rules & Regs issues.”*

Her committee continues to monitor the community for any issues. She asked that residents use the Resident’s Concern Form to let us know of things that are not solved by neighbor to neighbor contact.

Safety and Security Committee Report: Seema K reported. *“Good morning everyone. I’ll get right to it this morning. It has been brought to my attention by several residents that we have a person driving his motorized wheelchair around the Forest in an unsafe manner. He does not appear to take into consideration any safety precautions for himself or others. We have no enforceable rules or regulations to govern motorized wheelchairs here in the Forest. There are no traffic laws that can be enforced here. According to State Statute 316.2068 he does obey the law when he’s on 441. The only advice I can give you here in the Forest, is to be very careful when driving around this individual. Make sure when backing out of your drive-way that he’s not around. Exhibit as much common sense as possible.*

I must repeat my warnings about car burglaries and also, as I’ve mentioned in the past, it’s much better if you keep your garage doors closed. It prohibits access to your cars and your homes. It’s not much of a report this month, but August was quiet.

We’ll be having a Crime Prevention Meeting next month after our Saturday Board Meeting. I look forward to seeing you all there. As always, please watch your speed. Respectfully, Seema K”

Seema reminded everyone who bikes at night to use a light. Also be aware of golf carts that are quiet. Use extra caution when backing out of your driveway.

Social Committee Report: Rae W's report was read by the Secretary. *"The Social Committee met Monday, August 29 for a planning session encompassing the rest of 2016 and most of 2017.*

We finalized plans for the State Dinner Pot Luck to be held Sept 26. WE will set up the club house at 3pm on the 25 to avoid disrupting the mah jongg players. Aileen will notify the card players that the club house will be used for a potluck on the 26 (in case they miss the Gobbler)

Plans for October 10th OCTOBERFEST finalized. Charge will be \$5. Menu will be brats on sauerkraut, buns, German potato salad. Beer. also BYOB.

We penciled in dates for 2017 but will wait to announce events after all committee members have reviewed their own personal calendars.

We discussed budget briefly and decided that we will need to increase our request for money for 2017 due to increased activity."

Devon encouraged everyone to come out and participate in the activities planned.

Urban Affairs and Insurance Committee Report: Cathy P reported. *"There is nothing new to report concerning insurance issues."*

Gail D provided an update on what is happening with the sale of the Weiss property. The land has not yet been sold. The County is trying to find ways to preserve the 711 acres and protect its wet lands. Contact Gail if you want to get involved with this concern. She will continue to work and monitor what is happening.

Notes from the Secretary: The 2016 Resident's Survey form went out with the September Gobbler. We need this information on file in the office to provide verification that at least 80% of our homes have at least one 55+ resident to comply with the Housing for Older Persons Act.

Devon asked for any volunteers to be on the Nominating Committee for the upcoming Board elections. Elections are coming up; if you have interest in serving on the Board we have a couple of positions that will be opening up.

Calendar Items:

*Meet the Candidates Night November 4th @ 7p.m.

*Election Day November 9th times to be announced.

*Annual Meeting November 12th @ 10 a.m.

Report from the Vice-President: Skip thanked all of the residents who pitched in and help clean up after the storm.

"What is a volunteer? Webster Dictionary says 'a person who of his own free will offers himself for a service or duty'. I have been lucky to be associated with some of those people who have gone beyond this meaning, not just the people sitting here at this table but others who have volunteered their time and labor to help this community. Both this Board and these "Handy People" are not asking for anything in return, just a chance to do what is necessary to get the job done. Our "Handy People" group is getting larger and because of this we have found people with all kinds of knowledge and different ways of doing things. I have also found that in those in the two groups, the Board and the "Handy People" we don't let our egos get in the way.

If you are interested in volunteering please contact me because we can always use good help.

Some of the projects we will doing are the benches at the shuffle board court need to be replaced. We have 20' of fence down along 441. We do small projects also. Not

everyone can do heavy lifting I understand not everyone can sit on the Board. As you can see this community has good people living here let's keep it this way.

My main concern is to let the volunteers be volunteers, don't hold them back with petty problems and being politically correct. We are not here to cause problems, but to fix them."

Unfinished Business

***Clubhouse Trash Pickup** – A contract was signed by Devon with WastePro, USA Inc. for weekly pick up of Clubhouse trash. The contract was approved by the Executive Committee and Architectural Director. The service will be provided for one year at a cost of \$43 a month. This included all fees and use of the 96 gallon receptacle. We do have an option to discontinue the service with thirty days' notice to WastePro.

***Reserve Study and Flood Zone** – A meeting was held on August 30th to present the finding of the Reserve Study Committee. There were only 25 residents present. Devon is willing to do the presentation again if there is interest. Contact her.

A presentation on the new Flood Zone map was presented on September 6th prior to the Board Agenda meeting. Andy Renshaw discussed the implications for our community. A copy of the map is in the office. The new flood zone is smaller than the previous map. Contact Devon if you have questions or come by the office and look at the map.

New Business

***Road Resurfacing Project 2016** – Karen G presented **the bid from South Eastern Sealing and Striping for \$8,228**. This is the only company that will work at night. Sections of Turkey Scratch Road, Tupelo, Holly Circle, and Blue Jay will be resurfaced.

Seema moved that we accept the bid as presented. MaryLou K seconded the motion. The floor was open for discussion. Sharon A asked what we had in the budget to cover this project. Karen said we have approximately \$9,100 left in that line item. There being no further discussion, the question was called. The motion carried unanimously.

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

, Shirley B invited everyone to attend a Candidates Forum at the Senior Rec Center (SRC) on September 29th. She will put up a flyer in the Arts & Crafts Room. If you have any questions you would like to ask the candidates, give them to Shirley. The UBER project is being funded again beginning in October. There is a Memory Training seminar being held at the SRC too.

Kristin F is attending for the first time. She is happy to be here in the Forest.

LaRue L expressed her concern about traffic coming from and going on to 441 from TCF. There are people who pull out in the turn lane when a car is already there. This is dangerous.

The meeting adjourned at 11:09 a.m.

Janet W
Secretary