

**Turtle Lake Golf Colony Condominium Association, Inc.**

180 Forest Lakes Boulevard Clubhouse  
Naples, FL 34105

**Board of Directors Meeting**

Thursday, April 6, 2023  
10:00 am Clubhouse

**Minutes**

Pledge of Allegiance

Call to Order 10:02

Roll Call - Declare Quorum

<u>S</u>	<u>P</u>	<u>Y</u>	<u>E</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>Y</u>	<u>E</u>	<u>S</u>	<u>E</u>	<u>X</u>	<u>Y</u>	<u>E</u>	<u>S</u>	<u>Y</u>	<u>E</u>	<u>S</u>	
Ayerst	Dopkowski	Kelly	McArdle	Mullaney	Norsic	Olson	Wiggins													

Format of Meeting - Bob Wiggins

Approval of Minutes from the March 13 & March 16, 2023 meetings

Motion- Mullaney Second - Olson Unanimously passed

Treasurers Report - Doug Ayerst reported on deficits - see attachment

Building 10 termite issue is resolved but the company will come back if needed at no additional cost. The draft of the audit will be available mid-May.

Manager's Report - JoAnn thanked the board for all the work this season and thanked the owners for their support.

Please watch channel 102 for important information concerning how to close your unit.

There is a list of summer projects for our maintenance crew

Speakers to the Agenda - no speakers

**Agenda Items**

1. Appointment to fill vacant Director position.  
Motion to appoint Nicholas DiNicola, II (6-105) to fill vacant Director position.  
Motion made by E. Mullaney Second by S. Dopkowski  
Approved unanimously.
2. Appointment of a current Director to fill the vacant Treasurer position.  
Motion to appoint Doug Ayerst .  
Motion made by J.Olson Second by E. Mullaney  
Approved unanimously.
3. Family Nominated Guest rule change to Owner Nominated guest  
Motion to table till November 2023 by J.Olson Second  
E.Mullaney  
Approved unanimously.

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4. IT Support prepaid labor agreement  
Mike Brown (9-305) called 3 companies and our action is right in the middle.  
JoAnn recommended continuing hourly for now.  
Motion to continue hourly made by E.Mullaney Second - J.Olson  
Passed unanimously.
5. Disconnection of Cable TV service due to maintenance arrears  
Motion - E.Mullaney Second- S.Dopkowski  
Passed unanimously.
6. Elevator Pump Replacement for 2023 by M&L Elevator to replace old equipment in Bldgs. 7, 8, 9 and 12. Funding will be used from reserves.  
Motion to only fix pump in building 8. Will take care of buildings 7,9, and 12 when needed.  
Motion - E. Mullaney Second B. McArdle  
Passed unanimously.
7. Association Insurance Broker Change from Compass Pointe Insurance to Brown and Brown Insurance  
Motion - C. Kelly Second- E. Mullaney  
All directors voted YES except Olson abstained.
8. Use of a YFi Advisors (brokerage firm) to aid the Board in the selection of Broadband, Cable TV and Telecom services for the community at no cost to TLGC.  
Motion - E.Mullaney Second - S. Dopkowski  
Passed unanimously.
9. Exchange parking space 2 in Bldg. 9 with handicap space in front of unit 101.  
Motion - N. DeNicola Second - J.Olson  
Passed unanimously.
10. Adjourn 10:32  
Motion - E. Mullaney Second - S. Dopkowski  
Passed unanimously.

**Open Discussion**

Peggy Esposito (10-104). How much money will be saved by doing just one elevator now? Jo Ann stated the proposal change would reduce the cost by \$34,000.

Bill Brown (6-309) - Thanked the board and the office for getting us through a very difficult year. He also suggested that the Board and the office keep a close eye on the expenses. JoAnn explained how the bills were paid and when.

Pat Beach (3-112) - Requested Open Discussion be put on the agenda before adjournment. That would allow the discussions to be part of the minutes. The Board agreed to start doing that.

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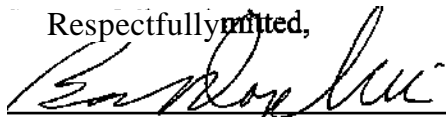
Kathy S. #9 - Made a formal request to ask Guardian in writing if they own property in TLGC. Concern is someone or some entity obtaining 51%.

J. Olson discussed how previous director made a yearly report on the demographics of our community i.e., how many annual renters, etc. JoAnn explained that the office does have that information.

E. Mullaney said she would be interested in working on such a report in November with others' help.

Pat Beach said we need to be aware of LLCs and Parent LLCs.

Respectfully ~~signed~~ <sup>initialed</sup>,



Bosonda "Sonie" Dopkowski

April 6, 2023

Date