

**Turtle Lake Golf Colony Condominium Association, Inc.**  
180 Forest Lakes Boulevard Clubhouse  
Naples, FL 34105

**Board of Directors Workshop**

Monday, April 3, 2023  
10:00 am Clubhouse

**Workshop Minutes**

Workshop Purpose: To establish the agenda for the next Board meeting scheduled for Thursday, April 6, 2023 at 10:00 am.

Bob Wiggins called to order: Time: 10:02 am  
Roll Call - Declare Quorum

SP- Y            Y            Y            Y            Y            Y            Y  
Ayerst   Dopkowski   Kelly McArdle   Mullaney   Norsic   Olson   Wiggins

**Old Business**

1. Previous Minutes Approval: March 13 & March 16, 2023 meetings (Exhibit A)  
Corrections will be made by Theurer
2. Special Assessment Vouchers – Will be mailed by Guardian Property Mgt. Fees cannot be paid through ACH. Payments can be made by check, money order or e-check online Cinc. They can also be paid at the office by check or money order.
3. Unpaid or late Special Assessment process update: The Special Assessment payment will be due by May 15, 2023. If not paid, late fees will incur after 10 days and the same process for non-payment of maintenance fees will apply.

**New Business**

1. Directors' Updates
  - Anticipated Resignation of Treasurer – Robert Johnsons submitted his resignation on April 1, 2023. Doug Ayerst will assume the role of Treasurer.
  - Potential need for an appointment of a director due to vacancy. Bob Wiggins stated he would like to appoint Nicolas DiNicola to fill the remainder of Bob Johnson's term which expires in 2023.
2. Committee Chair Reassignments (Exhibit B)
  - Building: Vacant
  - Landscape: Bob Wiggins
  - Recreation: Sonie Dopkowski
  - Finance: Doug Ayerst
  - Communications: Barbara McArdle
  - Rules & Regulations: Eileen Mullaney
  - Security: Gerald Norsic

Olson inquired as to the assignments of Committee chairs. There used to be twelve committees. Parking and Mailing are not as practical any longer. The mailing committee was used for coordinating large bulk mail projects. The mailings will be assembled by the officie on a as

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

180 Forest Lakes Boulevard Clubhouse

Naples, FL 34105

needed basis. The need for assistance will reduce as the community moves forward with more electric communications with owners. Re: Parking: Maintenance takes care of parking issues.

3. Committee Reports

- Communications

Chair McArdle reported the committee is waiting on additional updates from Guardian Property Management on the capabilities of the Cinc website options.

- Rules and Regulations

- Family Nominated Guest change to Owner Nominated Guest

Chair Mullany stated the committee has met and reviewed the rules and regulations documents to date. Updates will be made and presented to the Board at a later date.

One rule change being considered would be to change the Family Nominated criteria to expand to owner nominated guests. This matter had been previously brought before the Board for consideration. Discussion on the change was discussed. The Chair will draft the rule wording change and email it to the Board for consideration at the meeting scheduled for April 6, 2023.

4. Manager's Input

- IT Support prepaid labor agreement (Exhibit C)

This year to date the IT support services used 18 hrs. of technical support. Our current service provider, Action Computers has presented an agreement for the Board to consider which could save costs. Mike Brown (9-305) agreed to assist with contacting other IT providers for cost estimates on their service charges.

- Disconnection of Cable TV service due to assessment arrears.

Two units are in lien/foreclosure status. Our documents allow the Association to disconnect cable service due to the arrears due on the properties. This would decrease the cost to the community as the Cable provider would not bill for the units if disconnected.

- Elevator Pump Replacement Agreement for 2023 (Bldgs. 7, 8, 9 and 12)

The pump unit replacements had been an allocated reserve expenditure for 2023.

5. Association Insurance Broker Change

The Board had many questions regarding this matter. Kevin Kelly (1-204) a retired commercial insurance agent has been assisting with the review of the current coverages. After review with several Board members and meeting with our current broker it was felt the community was underinsured. The brokerage firm of Brown and Brown presented options to Board officers and they feel this company would best represent the community in obtaining insurance options for our next renewal which will be in June 2023.

6. Cable Television Contract Expiration – Consider use of a brokerage firm

YFi Advisor, Inc. has solicited the community to provide brokerage services to seek out Broadband/Cable TV/Telcom services options for our next contract renewal period. The current contract with Summit Broadband will end in March 2024. There is no direct fee to the association for using the brokerage service. The agency supports the Association by working with the area providers (Blue Stream, Summit, Comcast and Hotwire) to see

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

180 Forest Lakes Boulevard Clubhouse


Naples, FL 34105

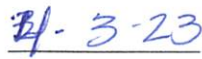
which options will be best suited for the needs of the community. The broker will present and guide us through the various options offered by the area providers (4).

7. Owner request to exchange parking space 2 in Bldg. 9 with handicap space in front of 9-101. (Exhibit D). This exchange would be more practical for both parties. Three handicap spaces would be aligned near the pool gate access if exchanged.
8. Adjourn: Motion by Mullany and Seconded by Norsic at 11:33 am

<u>SP</u>	<u>-</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Ayerst		Dopkowski	Kelly	McArdle	Mullaney	Norsic	Olson	Wiggins

Open Discussion: None

  
\_\_\_\_\_  
Bosonda Dopkowski, Secretary

  
\_\_\_\_\_  
Date