

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

Board of Director Meeting
Thursday, February 16, 2023
10:00 am

Minutes

1. Call to Order – Time: 10:01 am
2. Pledge of Allegiance
3. Quorum Declared (Sp = Speaker Phone)

<u>Yes</u>	<u>SP</u>	<u>Yes</u>	<u>SP</u>	<u>Yes</u>	<u>Excused</u>	<u>Yes</u>	<u>Yes</u>
Ayerst	Dopkowski	Johnson	Kelly	Mullaney	Norsic	Olson	Wiggins
4. Format of Meeting Read by the Manager
5. Treasurer’s Report by Robert Johnson (see attached notes)
6. Motion to approve the minutes of January 19, 2023 Annual Members Meeting & Election and 1/19/2023 Organizational Board Meeting.
Motion: Mulley Second: Ayerst

<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>N/A</u>	<u>Yes</u>	<u>Yes</u>
Ayerst	Dopkowski	Johnson	Kelly	Mullaney	Norsic	Olson	Wiggins
7. Director Narolis Resignation 11-9-2022: No Motion Required
8. Appointment of Director Vacancy (term expires 2024)
Motion to appoint Barbara McArdle by Mullaney Second: Johnson

<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>N/A</u>	<u>Abstain</u>	<u>Yes</u>
Ayerst	Dopkowski	Johnson	Kelly	Mullaney	Norsic	Olson	Wiggins
9. Acceptance of the 2023-2024 Chronology Event Calendar. Updated 2/15/23
Request and motion made to accept the calendar but change the November Board meeting date to November 9, 2023 by Mullaney Second: Johnson

<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>N/A</u>	<u>Yes</u>
Ayerst	Dopkowski	Johnson	Kelly	McArdle	Mullaney	Norsic	Olson	Wiggins
10. Vincent Narolis (2-203) spoke to the Board regarding laundry fee increase and establishing a dedicated reserve with laundry income instead of using the funds for operations. This matter will be brought forward when the next budget is drafted.
Motion by Johnson to increase laundry machine (washer & dryer) fees by \$0.25 per load. Manager will order the reprogramming card. Second by Mullaney

<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>N/A</u>	<u>No</u>	<u>Yes</u>
Ayerst	Dopkowski	Johnson	Kelly	McArdle	Mullaney	Norsic	Olson	Wiggins

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11. Motion to adjust occupancy application processing fees by Johnson Second: Mullaney
 a. First Time Seasonal Renter – Current \$75 increase to \$150.00
 b. Consecutive Seasonal Renter - Current \$25 increase to \$50.00
 c. Short-Term Guest – Current \$25 increase to \$50.00
Yes Yes Yes Yes Yes Yes N/A No Yes
 Ayerst Dopkowski Johnson Kelly McArdle Mullaney Norsic Olson Wiggins

12. Discussed the need for attorney review of all Emotional Support Animal applications. Due to the costs involved a motion was made to have the Manager review and approve Emotional Support Applications. If an application is in questions or does not appear to support a reasonable accommodation the application will be sent to our attorney for review. Motion made by Johnson Second by: McArdle
Yes Yes Yes Yes Yes Yes N/A Yes Yes
 Ayerst Dopkowski Johnson Kelly McArdle Mullaney Norsic Olson Wiggins

13. Motion made to establishment a Communications Committee to determine feasibility, process and policy guidelines for owners’ electronic communications vs mailings. McArdle will chair the committee. Motion by Mullaney Second by Ayerst
Yes Yes Yes Yes Yes Yes N/A Yes Yes
 Ayerst Dopkowski Johnson Kelly McArdle Mullaney Norsic Olson Wiggins

14. Motion to adjournment at 10:27 am by Johnson Second: Olson
Yes Yes Yes Yes Yes Yes N/A Yes Yes
 Ayerst Dopkowski Johnson Kelly McArdle Mullaney Norsic Olson Wiggins

No speakers or discussion.

Respectfully submitted by: _____
 Bosonda “Sonie” Dopkowski Date