



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

180 Forest Lakes Boulevard Clubhouse

Naples, FL 34105

3. 2022 Audit recommendations: See legal response to audit recommendation on Attachment 3. No further discussion on audit recommendations or reserve study.

4. Ratify the 2024 – 2034 contract for Blue Stream Fiber

Proposal made by Robert Wiggins in June 2023: Motion was made by poll vote to contract with Blue Stream for cable TV, internet and phone services for 10 years.

Doug Ayerst - Yes

Sonie Dopkowski - excused

Robert Wiggins - Yes

Gerald Norsic - Yes

James “Mike” Brown: Abstained

Cindy Kelly - Yes

Nick DiNicola - Yes

Eileen Mullaney - Yes

Barbara McArdle - Yes

5. Milestone and SIRS vendor selection

Motion made to select Florida Engineering to conduct the Milestone and Structural integrity Study (SIRS) for building 1-12 and building A. The Clubhouse and Maintenance shed will be omitted as they have new roofs and are only one-story structures.

Motion made by: Bob Wiggins

Second by: Nick DiNicola

Doug Ayerst (GM) - Yes

Mike Brown - Yes

Sonie Dopkowski - excused

Robert Wiggins (IP) - Yes

Gerald Norsic (IP) - Yes

Cindy Kelly (GM) – Abstained -  
phone issue

Nick DiNicola (IP) - Yes

Eileen Mullaney (GM) - Yes

Barbara McArdle (GM) - Yes

6. Hurricane and Storm damage agreement for 2023

Motion made by Jerry Norsic to select the Landcare hurricane clean-up agreement for 2023. This agreement would be activated by the request of Turtle Lake.

Second by: Nick DiNicola

Doug Ayerst (GM) - Yes

Sonie Dopkowski - excused

Robert Wiggins (IP) - Yes

Gerald Norsic (IP) - Yes

Cindy Kelly (GM) - Yes

Nick DiNicola (IP) - Yes

Eileen Mullaney (GM) - Yes

Barbara McArdle (GM) - Yes

New Director: Mike Brown (IP) -  
abstained

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**7. Approval and dissemination of the 2023 Rules and Regulations**

Discussion held on the new rule book. Items of concern were that all rules have not been refined and distribution of the materials will need to be determined.

President Wiggins made the decision to table the discussion until the Rules and Regulations Committee can finalize the suggested contents and make a recommendation to the Board for the rule changes and member distribution of the booklet at the November 9<sup>th</sup> meeting.

**8. Property damage insurance claim from 3-17-2023**

Jerry Norsic made a motion that the Board will proceed with reimbursing the owner the expenses for the vehicle repair. Bob Wiggins will ask the Auxiliary (in September) to contribute to the cost as it was their tent that caused the damage. Motion seconded by James "Mike" Brown.

Doug Ayerst (GM) – Abstain  
Sonie Dopkowski - excused  
Robert Wiggins (IP) - Yes  
Gerald Norsic (IP) - Yes  
Cindy Kelly (GM) - Yes

Nick DiNicola (IP) - Yes  
Eileen Mullaney (GM) - Yes  
Barbara McArdle (GM) - Yes  
New Director: Mike Brown (IP) - Yes

**9. M&L Elevator door lock monitor contract**

Nick DiNicola made the motion to continue using M & L Elevator for this State required compliance work. Second by: Jerry Norsic

Doug Ayerst (GM) - Yes  
Sonie Dopkowski - excused  
Robert Wiggins (IP) - Yes  
Gerald Norsic (IP) - Yes  
Cindy Kelly (GM) - Yes

Nick DiNicola (IP) - Yes  
Eileen Mullaney (GM) - Yes  
Barbara McArdle (GM) - Yes  
James Mike Brown (IP) - Yes

**10. Clubhouse carpet and furniture cleaning proposals**

The cost for the furniture, tile and floor cleaning was discussed along with other options. Motion made by Nick DiNicola to only have the carpet cleaned for a price not to exceed \$600. Second by: Jerry Norsic

Doug Ayerst (GM) - Yes  
Sonie Dopkowski - excused  
Robert Wiggins (IP) - Yes  
Gerald Norsic (IP) - Yes  
Cindy Kelly (GM) - Yes

Nick DiNicola (IP) - Yes  
Eileen Mullaney (GM) - Yes  
Barbara McArdle (GM) - Yes  
James Mike Brown (IP) - Yes

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11. Adjourn

Motion by Bob Wiggins to adjourn at 12:37pm

Second by: Jerry Norsic

Doug Ayerst (GM) - Yes  
Sonie Dopkowski - excused  
Robert Wiggins (IP) - Yes  
Gerald Norsic (IP) - Yes

Cindy Kelly (GM) - Yes  
Nick DiNicola (IP) - Yes  
Eileen Mullaney (GM) - Yes  
Barbara McArdle (GM) - Yes  
James Mike Brown (IP)-Yes

Respectfully submitted by: \_\_\_\_\_  
Bosonda "Sonie" Dopkowski Date

# TLGC

## Financial Summary

June 2023 YTD

### **OPERATING INCOME**

MTD (\$367.38) BELOW PLAN

LAUNDRY INCOME (\$3,223.00)

ESTOPPOL FEE (\$1,164)

**YTD \$547,863 ABOVE PLAN**

SPECIAL ASSESSMENT \$435,002

LAUNDRY INCOME \$12,806

RESERVE INCOME \$97,771 PLUS \$250.49 INTEREST

LEASE APPLICATION FEE \$4,150

LATE FEE INCOME \$1,750

VIOLATION FINE \$1,000

# OPERATING EXPENSE

MTD (\$39,866) OVER PLAN

INSURANCE (\$38,760)

WATER (\$1,724)

TREE TRIMMING (\$7,156) HURRICANE CLEANUP

YTD (\$124,390) OVER PLAN

*(\$98,000) OUT OF RESERVES FOR:*

*POOL (\$75,060)*

*CONCRETE RESTORATION (\$15,701)*

*SECURITY SYSTEM (\$2,681)*

**OTHER OVERAGES:**

**ROOF REPAIR (\$9,189) -- BLDG 7 HATCH REPLACED 5,350**

**BLDG 3 LEAKS 3,850**

**TERMITE CONTROL (\$2,059)**

**FIRE EQUIPMENT SERVICE (\$11,945) – INSPECTION  
SPRINKLER REPAIR (\$3,164) -- PUMPS AND HEADS**

**ADMINISTRATIVE FEES: (\$12,703) OVER**

**POSTAGE EXPENSE (\$918)**

**GUARDIAN MANAGEMENT (\$3,600)**

**GUARDIAN ACCOUNTING SERVICES (\$3,545)**

**FLORIDA CONDO FEE (868) THIS IS A WASH  
YEAREND**

**UTILITIES (\$3,347) WATER ELECTRIC TRASH ALL UP**

**LEGAL FEES (\$3401) FORECLOSURES**

**Managers Report  
BOD Meeting  
August 3, 2023**

**Dear Directors:**

I recently read an article entitled "Holding the Line: Leading Associations in time of Financial Anxiety". For me, this article set the stage as to what most communities are feeling today. A rising cost of ownership for condominiums. The beliefs by others in our business believe this upward trend is unlikely to stop any time soon.

Board members, who are also owners have a hard road ahead. You were elected or appointed to do what is right for the Association. Although not always popular, you all have a difficult task and an obligation to do what is right for the community. Please remember, this is not just your agenda but that of the whole. Thank you all for serving in these difficult times and thank you to the members for your patience throughout this process. Running a big business is not easy.

**Bank Signers:** Barbara, Doug and Nick are approved sign check issued through American Momentum Bank Operating Account effective 7/25/2023.

**Sales to date In 2023:** 18 – Average sale price for 1 bedroom is \$176 K and 2 bedroom is \$240 – There are 10 active sales pending.

**Maintenance Update:** Sidewalks painted Bldg. A,1,2,3,4,5,6,7,10. (9 done – 3 to go). Hand rails are done in Bldg. 1

The following items are currently on the maintenance team list: Of course, preventative maintenance which includes condensate lines, dryer vents, lights irrigation...etc.

- Installation of mini split air conditioners in building 1,4,5,9 and 10 elevator rooms – this is for State Inspection compliance. One mini split will be replaced in Bldg. 8 fire panel room
- Repair concrete patch on pool deck
- Sidewalk concrete patches and basic stucco at Bldg. 9, 11 1& 12

**Office Update:**

Our office volunteer Charlotte Norsic started helping in the office over a year ago! To date she faithfully remains and assists several hours a day with scanning and sorting documents. Many of the documents we are locating are very historic in nature and we definitely want that data to remain accessible.

Kathie is doing a great job in her position. Currently she is working on getting more efficient processes in place in the office with regard technology updates. Thanks to her support the Google Meet program is available for these meeting and is being used for out of State purchaser interviews.



