

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

Board of Directors' Workshop

Turtle Lake Golf Colony Clubhouse 180 Forest Lakes Blvd. Naples, FL

WORKSHOP MINUTES

Monday, November 6, 2023 - 10:00 am

This meeting was conducted as a hybrid meeting where some members attended in person and some participated by virtual attendance via Google meet.

The purpose of the workshop was to discuss proposed agenda items and prepare the agenda for the next Board of Director's meeting scheduled for Thursday, November 9, 2023.

1. The Meeting was called to order by Bob Wiggins, at 10:02 a.m.
2. Roll Call was conducted: Declare Quorum (IP = In person & GM = Google Meet platform)
Doug Ayerst (IP) Gerald Norsic (IP)
James "Mike" Brown (IP) Cindy Kelly (GM)
Sonie Dopkowski (not in attendance) Nick DiNicola (IP)
Robert Wiggins (IP) Eileen Mullaney (GM)
Barbara McArdle (GM)

3. Directors Report:
Treasures Input: See attached report

Doug Ayerst presented his report. He stated there are errors on our financial documents; however, all-in-all our finances currently look good. There were several miscalculations on the July and August financial statements. Both Doug and Mike Brown are working with Guardian to get these reports to reflect accurate data.

4. Committee Update: Director Wiggins updated on landscape items. Currently no additional projects are underway in this area.
5. Manager's Input: See attached report.
6. The approval of the minutes from June 19, 2023 and August 3, 2023 had no suggested changed and will be placed on the agenda for approval at the next board meeting.
7. Old Business: Rules & Regulations changes, updates, and distribution.

The Rules & Regulations (R&R) committee chair, Eileen Mullaney, stated she would like to have the family nominated rule changed to six nominated persons who would need to be listed on the owner's information annually. She also stated the Board should consider making a change so owners could only rent a certain number of times per year. This would need clarification to ensure any changes made are not defined in our governing documents. The other rule book changes and distribution process will be deferred to a later date when the R&R Committee submit recommendations to the board for review.

The R&R Committee was asked by Director Wiggins to review the rules regarding electric bicycles, and scooters. These are more common in today's era and the Board should re-evaluate the rule regarding there usage.

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8. Move to ratify the vote to approve BlueStream Fiber contract for cable TV services effective March 14, 2024. This was approved by motion at the August 3rd BOD meeting.

9. Move to ratify vote regarding the denial of an ESA application due to complaints of animal aggressive behavior. The vote on this was 4 to approve and 5 to deny.

The Board and several residents had discussion for reconsideration after of the multiple ESA's denial. The advice from the attorney was discussed and several laws that pertain to the federal regulations and ESA's. The Board would like to reconsider the initial decision and re-address the matter with another motion at the BOD meeting on November 9, 2023.

10. Change to Shutter Specifications

There was discussion on the request for change to add Accordion Style Shutters along with roll up shutters to specifications sheet. There is one other unit on property that already have accordion style shutters on property. As long as the color is white, many believe it would not be an issue. This will be put to a motion.

11. Wind mitigation reports and roof inspections. The Association may save money on insurance cost if these reports are obtained.

12. Property Management Services contract renewal options. The contract with Guardian Property Management is up for renewal at the end of December, 2023. With the challenges of receiving accurate financial information from the current vendor, Directors Ayerst and Brown contacted several companies who offered property management services to determine what they could offer to support our community. They invited one company, Derek Cox, from Sandcastle Community Mgt. A subsidiary of Associa Company to present what they could do to support Turtle Lake. The Board asked several questions. A draft contractual agreement was provided to Turtle Lake from Sandcastle. This document will be sent to our attorney for review.

13. Director Wiggins would like to consider changing Board Meeting time to evening hours beginning in January 2024 in order to attract more working members' attendance.

14. The Board reviewed documents that supported an incident that occurred in Bldg. 10 where an owner had solicited the help from a friend who while assisting with moving furniture broke a heat sensor outside of the first-floor elevator. The owner, per our documents, is responsible for the cost to repair the sensor. Our attorney sent a collection notice. The owner has refused to pay. The Board will consider taking the owner to small claims court to attempt to collect the fees associated with the response, repair and attorney fees.

15. On March 17, 2023 during a weekly social event, a wind gust took the pop-up tent up and over the fence where it struck an owner's car. The vehicle repair cost is approximately \$1,000. Director Wiggins asked the Auxiliary if they would consider splitting the cost as the event was a social gathering. After discussion, it was felt the Board should pay for the vehicle repair.

Meeting was adjourned at 12:12 p.m.