

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

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

Board of Directors Meeting

Minutes

Thursday, November 9, 2023 - 10:00 am

Meeting Structure:

This meeting was held as a hybrid, where some members were attending in person (IP) and some attended by virtual attendance via Google meet (GM).

No attendees requested to speak regarding any agenda items.

1. The meeting was called to Order at 10:02 by B. Wiggins and Pledge of Allegiance followed.
2. Roll Call.

Doug Ayerst (IP)
James M. Brown (IP)
Sonie Dopkowski (GM)
Jerry Norsic (IP)
Cindy Kelly (GM)
Nick DiNicola (IP)

Eileen Mullaney (GM)
Barbara McArdle (GM)
Robert Wiggins (IP)

President Wiggins stated he is declaring an emergency for this meeting. Wiggins feels a need to change agenda item #12 under old business regarding property management services that must be changed from deferment to immediate.

He quoted the following 2018 FL Statute 2018 Florida Statutes 718.112 Bylaws.—
Adequate notice of all board meetings, which must specifically identify all agenda items, must be posted conspicuously on the condominium property at least 48 continuous hours before the meeting except in an emergency. If 20 percent of the voting interests petition the board to address an item of business, the board, within 60 days after receipt of the petition, shall place the item on the agenda at its next regular board meeting or at a special meeting called for that purpose. ***An item not included on the notice may be taken up on an emergency basis by a vote of at least a majority plus one of the board members.***

Board voted unanimously in favor.

3. Treasurers Report. See attached report from Monday's Workshop.
4. Minutes Approval: June 19, 2023 and August 3, 2023 Board Meeting Minutes.
Motion by C. Kelly and Second- B. McArdle Motion passed unanimously.
5. Motion made by Mullaney and second by Brown to ratify vote made (October 2023) to deny the ESA application for two dogs. Yes to allow animals or No to deny based on the compliant of aggressive behavior.

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	Dopkowski YES	DiNicola NO
Ayerst: YES		Mullaney NO
	Norsic NO	McArdle YES
Brown YES	Kelly NO	Wiggins NO

Vote 4-Yes and 5 No-deney. Denial of ESA's due to aggressive behavior carried.

6. Motion to re-address motion #5 after Board workshop discussion. The owner of the denied ESA animals had sent a letter to the Board to reconsidered. After review the following motion was made to approve the animals. President Wiggins stated that the dogs will be highly monitored and that if there is an issue, we can rescind the approval.

Motion made by McArdle and Brown seconded to approve the two ESA animals for the owner in Bldg. 3.

Ayerst YES	Dopkowski YES	DiNicola YES
	Norsic NO	Mullaney YES
Brown YES	Kelly NO	McArdle YES
		Wiggins YES

7. Motion by Wiggins and second by Ayerst to change the Hurricane Shutter specification sheet to add accordion style shutters along with roll up type shutters.

Ayerst YES	Norsic NO	Mullaney YES
Brown YES	Kelly YES	McArdle YES
Dopkowski YES	DiNicola YES	Wiggins YES

8. Motion by Wiggins and second by Norsic to update current wind mitigation reports and obtain building roof inspections for insurance purpose.

Ayerst YES	Norsic YES	Mullaney YES
Brown YES	Kelly YES	McArdle YES
Dopkowski YES	DiNicola YES	Wiggins YES

9. Motion by Wiggins and seconded by DiNicola to change Board Meeting time to held in the evening vs daytime effective in January 2024. The exact time for the evening meeting will be

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established at a later date.

Ayerst NO	Norsic NO	Mullaney YES
Brown NO	Kelly YES	McArdle YES
Dopkowski YES	DiNicola YES	Wiggins YES

10. Motion by Wiggins and second by Ayerst to initiate the process to file a claim in small court against owner from Bldg. 10 who is unwilling to pay for damage to the fire system heat sensor.

Ayerst YES	Norsic YES	Mullaney YES
Brown YES	Kelly YES	McArdle YES
Dopkowski YES	DiNicola YES	Wiggins YES

11. Motion to compensate the owner who had vehicle damage due to wind gust and tent documented in incident report from 3-17-2023 made by Wiggins and seconded by Barbara. Motion carried, aye by all Directors.

Old Business:

- a) Motion made by Wiggins to defer rule changes to the December 2022 Board meeting. Second by DiNicola. Motion carried, aye by all Directors.
- b) Property Management Services contract renewal will be deferred to December BOD Meeting. Motion by Wiggins seconded by Kelly to defer this matter until the December meeting. Motion failed.

Ayerst NO	Norsic NO	Mullaney NO
Brown NO	Kelly NO	McArdle NO
Dopkowski NO	DiNicola NO	Wiggins NO

- c) Property Management Services contract renewal. There was discussion on switching management companies from Guardian Property Management to Sandcastle Community Management.

Motion to move forward with Sandcastle made by Ayerst and seconded by DiNicola. Motion passed unanimously.

12. Motion to adjourn made by Brown at 10:52. Seconded by Norsic. Motion passed unanimously.

Open Discussion

Charlotte McDermott 12-101 Asked why we were in a hurry to get a new management company
TL BOD 231109 Minutes rev 231114.1

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She was also concerned that we will be able to keep our 2 maintenance men D. Ayerst addressed her concerns stating that they have been looking into a new management company since July of this year. He also stated that we will be able to keep or maintenance men. He said Sandcastle reassured them that they will do what we want.

Pat Beach (3-112) Requested having Open Discussion as part of the meeting. She also stated her concerns about the 2 ESA dogs the board approved.

JoAnn Theurer stated she would like to see us compare apples to apples and thoroughly check everything before signing any contract. D. Ayerst stated they met with Sandcastle for 2 and a half hours going over line by line of a contract. The contract will be sent to our attorney.

The next workshop meeting will be Monday December 4.

The next Board of Directors meeting will be Thursday December 7.

Respectfully submitted,

Sonie Dopkowski

Secretary