

**Turtle Lake Golf Colony Condominium Association, Inc.**  
**Board of Directors' Workshop**  
**180 Forest Lakes Blvd. Naples, FL Clubhouse**  
**Monday, December 4, 2023 10:00 A.M.**

**Meeting Structure:**

This meeting is going to be a hybrid, where some members will be attending in person and some will be in virtual attendance via Google meet.

**Google Meet link:**

Time zone: America/New\_York

Video call link: <https://meet.google.com/vrx-uipf-kgp>

Or dial: (US) +1 786-618-1426 PIN: 571 308 174#

More phone numbers: <https://tel.meet/vrx-uipf-kgp?pin=5826515600541>

For those members joining us, if you would like to speak on an agenda item, please raise your hand via Google Meet option at the bottom of the screen that looks like a hand and you will be called upon. Clearly speak your name, building # and unit. In person residents are asked to come forward and speak into the microphone.

**AGENDA**

1. Call to Order
2. Roll Call/Establish a Quorum
3. Director's Input
4. Treasurers Report and 2024 Proposed Budget Overview

Development of the agenda for the next Board of Director's meeting which is scheduled to immediately follow the Budget meeting on Thursday, December 7, 2023.

5. New Management Firm Introduction
6. Minutes Approval: November 9, 2023 Board Meeting Minutes
7. 2024-2025 Chronology Calendar
8. Discuss moving remaining Special Assessment funds milestone & structural (reserve study money toward future assessments and projects (deferred account).
9. Miscalculation of the amended budget assessments. Due to a software glitch the total amount due for the amended budget calculation was \$44,200 short. This shortfall would result in an additional amount being owed by each of the owners. Discuss moving excess funds from the underspent special assessment for the Milestone & SIRS to the 4000-income account (maintenance income) to make the difference. This would result in no additional capital expense being changed to the owners.
10. Milestone Inspection recommendations – piping restoration and roof replacements reserves.
11. Owner request to change governing documents with regard to ratio for common area expenses
12. Expenditure for Christmas lights. Need or frivolous?

**Old Business:**

13. Ratify the meeting agenda addition (item #12) from November 9, 2023 “emergency” due to the non-posted agenda item so property management services discussion would be changed from deferment to immediate.
14. Family Nominated Occupancy Rule Change
15. Adjournment

Open Discussion – Non agenda items