

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

Meeting of Board of Directors
Thursday, December 7, 2023
Clubhouse and via Google Meets
Immediately followed the Budget Meeting

Meeting Minutes

1. Call to Order
2. Roll Call/Establish a Quorum

A Meeting of the Board of Directors of the Turtle Lake Golf Colony Association, Inc. was held on December 7, 2023. The meeting was called to order by President, Robert Wiggins, at 10:07 a.m. after the Budget meeting. Attendance was taken and a quorum was declared.

(In Person = IP or Google Meets = GM)

Doug Ayerst (GM)
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)

There was one request to speak on agenda item 14. President Wiggins indicated that Owners can speak for more than three minutes.

3. Director's Input

Wiggins discussed the management transfer to Sandcastle Community Management. We have been asked many questions by Owners regarding making monthly maintenance payments to Sandcastle. Sandcastle will be sending a letter to all Owners as to how to proceed with making future payments.

4. Manager's Report: See attached.

President Wiggins made mention of Jo Ann's departure and thanked her for all of her expertise and hard work in making TLGC what it is today.

5. 2024-2025 Chronology (meeting) Calendar

A motion was made by Norsic and seconded by DiNicola to approve the 2024 chronology calendar. The motion passed unanimously.

6. Previous Meeting Minutes Approval

Motion made to approve the minutes from the November 9, 2023 Board Meeting. The motion passed unanimously.

7. Special Assessment Milestone and Structural Integrity Reserve Study excess funds

Discussion was held regarding the funds in the deferred account. Funds were placed in a dedicated reserve account only to be used for the special assessment Milestone and SIRS project.

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

There is now just over \$80,000 remaining in the account. This can be held or moved to another account and held for the next Milestone Inspection. Discussion was held by the Board regarding funds set aside and a decision will be made at the next Board meeting after receiving our attorney's opinion on usage. Motion was made by Norsic and seconded by Dopkowski to table the decision. The motion passed unanimously.

8. Miscalculation of \$44,200.00 of the amended budget assessment. Discussion was held regarding \$44,200.00 shortfall due to a miscalculation when the amended budget was released. Wiggins explained that the Board will not assess Owners this amount. There was discussion on moving funds from another account to cover the shortage of assessment fees. Director Brown made a motion to leave the financial position as is without transferring any funds. Director Norsic seconded the motion. The motion passed unanimously.

9. Ratify November 9, 2023 emergency agenda item #12.
Wiggins made the motion at the November 9, 2023 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 must be changed from deferred to immediate. The Board voted unanimously not to defer the decision regarding property management contract renewal until the January 2024 meeting.

Ayerst NO
Brown NO
Dopkowski NO
Norsic NO
Kelly NO

DiNicola NO
Mullaney NO
McArdle NO
Wiggins NO

Motion was made on 11-9-2023 to move forward with Sandcastle made by Ayerst and seconded by DiNicola. Motion passed unanimously.

10. Proposed change to the Family Nominated rule.
It was determined that the rule change will be tabled until the January 2024 meeting.

Waiting for Opinion from Attorney –

11. Changing Assn. Documents – Tabled, no action taken.

12. Use of excess Special Assessment funds -Tabled, no action taken.

13. Seek refund from GPM due to the calculation error in the amended budget – Tabled, no action taken.

14. Open Discussion:

Owner Gary Franklin of 11-105 questioned our insurance coverage and increases. President said that it is too early to determine what the rates would be. Mr. Franklin also asked about impacts from the Traditional Reserve Study and the Property Condition Assessment (Milestone) report. There was a great deal of work to be done prior to the Milestone review. Our maintenance men went through and completed many repairs prior to the review. We passed the inspection and will not be required to have another inspection until 2033. All owners were sent a copy (by USPS or

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

via Email as owners indicated on their owner's information sheet) of the Milestone and Structural reserve study reports.

Peggy Esposito of 10-104 discussed the view from her lanai – condition of plants surrounding the pond and the pump building appearance. The area of concern is on the Quail Run Golf Course property. The golf course is aware of the unsightly structure and it is assumed they will be working on it at some point.

Doug Ayerst discussed the clarity of Google Meets and our use of this program for our Board meetings. This problem will be rectified when Board members will be back in Naples and will attend meetings in person. Our internet problems could also be contributing to the static and clarity.

There being no further items coming before the Board, a motion was made by Jerry Norsic and seconded by Nick DiNicola to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Bosonda "Sonie" Dopkowski

Date: _____

Managers' Report – December 7, 2023

- Roof Inspections – Crowther Roofing – Contract signed. Waiting on scheduling.
- Able Inspections – Wind Mitigation Reports. Inspections will be done on 12/8/23
- Building 11 – Sidewalk Repair – County approved the permit on 12/4/23. Waiting on contractor to get started.
- Elevator Projects – Working with M&L on the continuation of exchanging elevator pumps, getting safety requirements completed and moving forward to plan on equipment modernization in the next few years. This does not mean major cosmetic changes the “modernization” entails the electrical working components.
- BlueStream – Project is progressing well on the installation of the fiberoptics.
- Municipal Service Taxing Unit MSTU – Roadway and Drainage Update Jerry Norsic is our representative. He has applied to serve on the Board. The fountain behind 10 is slated to be repaired. MSTU has bids out to get this done.
- Transition to Sandcastle Community Management
 - Maintenance payment process change – Sandcastle will be sending a letter to the owners of recording indicating the various options. For making your monthly payments.
 - If you used Guardian Property Mgt. ACH payment method the accounts have been closed and no withdrawals are to be drawn from these accounts any longer. The new company will get their own permissions

Thank you for the opportunity to manage your property over the last year. This association will always have a special place in my heart. Merry Christmas to you all and I wish you the best in coming the new year.
Jo Ann