

Turtle Creek Condominiums Homeowners' Association Inc.

Board Meeting Minutes

Wednesday, January 27, 2021

Location: Rocky Russell Management at 5:30p.m.

- I. Members present: Bill Johnson, Carter Powell, Marie Hudson, Wanda Collins, Mike Richie and Cynthia Holt
- Chelsey Bennett from HOA management.

Quorum was met and Bill Johnson ask for motion to begin meeting. Cynthia Holt made a motion to begin meeting and Wanda Collins second the motion.

II. Vendors Presentations:

- A. Bill Freelove was present to go over ground care for this year (2021).

- Placing Azaleas at the four corners of the entrance of the complex. Due to expense (\$1,492.00) it was decided to possibly pursue only do the pool side this year.

- Pine straw was asked to be placed at the front and back entrances of condo because of the removal of bushes left it muddy in the back areas when it rains. Carter Powell and Bill Freelove were to meet and walk the grounds and see areas of where the pine straw needs to go. Bill will let us know the cost.

- On to the tree roots problem: Need to begin with the worst problems and they're the trees in the complex across the road from pool. Bill said he could ground down the tops of the roots and cut some roots out this wouldn't kill the trees. Estimates cost (\$1,675.00).

- It was decided no flower at the Marquee entrance. It was hard to keep watered and alive.

- The ground budget for last year was \$4,400.00 it was raised to \$5,000.00

- Top priority is flowers at pool and the worst tree roots.

- B. Chuck Hester of Truline Roofing:

- Chuck met with Roy Mobley of Grecco Construction Consultants, Corey Houston Adjuster for Cin. Ins. Company and Beau Menard of YA Engineering Services.

- Chuck went over the report and pointed out many things they talk about and took into consideration as they were looking at things.

- Deduction from each storm damage over the years. \$5,000.00 each storm.

- The severity of the roof damage and shingles.

- If the building need full or partial replacement.

- Chuck reviewed the buildings that needed work and if it was partial or full replacement.

- There were two ACV-Active Cash Value up front, and a RCV this is the final payment of the amount that is left.

- The first Total estimated amount from insurance is \$151,440.25 then the \$5,000.00 Second estimated amount after Chuck went back with more information was \$186,739.25.

- Chuck estimated the cost of the full roof replacement on all buildings would be \$500,000.00 to \$600,000.00.

- At this time Chuck told us he would like to get a Public Adjuster to help him get more information together to take back to the insurance company to see if he could possibly get more money. At this time he has check all weather conditions over the last 20 years, snow, ice, hell, hurricanes and high winds. Chuck is willing to take this on at his expense if we sign a Assignment of Insurance Claim for Damages waver over to him. But we must agree to let him do the job.

- Bill ask for a motion to be made for him to sign the form. Cynthia Holt made the motion for Bill to sign form and Wanda Collins second.

III. Pool:

A. At this time question were ask about the pool and why it wasn't open last year and what about this year. It was tabled after as brief discussion will continue at next meeting.

Bill Johnson adjourned the meeting and all approved.

Respectfully Submitted,

Cynthia Holt, Secretary

Turtle Creek Condominiums Homeowners Association Inc.

Board Meeting Minutes

Thursday, February 25, 2021

I. People attended meeting by GoToMeeting or phone: Bill Johnson, Carter Powell, Marie Hudson, Ashley Capps, and Cynthia Holt.
Chelsey Bennett from Russell HOA

II. After quorum was met Bill Johnson called meeting to order.

III. Purpose of meeting Dues and Budget review.

- A. Raise dues to \$150.00 per month to help with up coming expenses.
- B. Discuss a \$600.00 assessment to help cover roofing expense. This will be reviewed after final figures come in on roof replacement.
- C. Review and adjust budget expense.
- D. A vote was taken on raising the dues and approving new budget. The motion was made by Bill Johnson and Cynthia Holt second and all approved.

At this time Bill Johnson adjourned meeting and all approved.

Respectfully Submitted,

Cynthia Holt, HOA Secretary

Turtle Creek Condominiums Homeowners Association, Inc.
Board Meeting Agenda
Monday April 12, 2021
5:30 Russell Property Management

I. Quorum was established meeting was called to order:

Members present- Bill Johnson, Marie Hudson, Wanda Collins, Mike Richie Carter Powell and Cynthia Holt. As well as Chelsey Bennett (Community Association Manager).

II. Homeowner concern period- Owner of complaining about the mess from bird feeder hung at above unit. Mike was willing to go and speak to the upstairs tenant.

III. Violation Hearing: Condo Brown curtains installed in window. Was ask to remove curtains and replace with regulation window treatments to keep the look more uniform. Motion to fine \$50.00 by Mike and second by Wanda.

IV. Read Minutes to past meetings motion to approve by Mike and second by Carter.

V. Review March reports.

OLD BUSINESS:

A. 2021 Annual Meeting: Discuss how and where to have it. It will be May 3rd at the First Christian Church 2810 E. 14th St.

B. Bill gave us the update on the insurance claim on the roof- Mr. Hester still had more areas to investigate. Cynthia made a motion to wait till all the results were in before moving ahead. Mike second the motion. The checks we have already received has been approved to be deposited.

C. The pool to open: Motion made by Mike to open pool on May 15th and second by Wanda. Mike will keep check on pool. The newsletter and pool packet will be going out soon after May 3rd meeting.

NEW BUSINESS:

A. Pressure washing and gutter cleaning tentatively scheduled for week of June 7th.

a. Mike will clean signs

b. All concerns about power washing should be made asap after job is finished so we can contact Coastal Doc to take care of problems.

B. Squirrel trouble: Mike said he would find another option to take care of removing the squirrels.

C. Owner of unit want to place a retractable screen instead of storm door. The board decided it must be a storm door to keep the uniform look.

VI. Add the dumpster enclosures to the pressure washing.

Add a reminder to keep dogs on leash and clean up poop.

VII. Discuss updating By-laws later (Carter Powell)

Motion made by Mike to adjourn meeting Wanda second. Bill adjourned the meeting.

Respectfully submitted,
Cynthia Holt, HOA Secretary

Turtle Creek Condominiums Homeowners Association, Inc.

Board Meeting Minutes

Monday, May 24, 2021

5:30 pm - Russell Property Management

I. Quorum was established and meeting called to order by Bill Johnson President

Attending members: Bill Johnson, Wanda Collins, Ashley Capps, Will Roebuck and Cynthia Holt. Also in attendance was Chelsey Bennett, Community Association Manager.

II. Vendor Discussion

A. Todd Brown (WA Moore Insurance) came to go over our insurance coverage to answer question and let us know that some coverages are grandfathered in which keeps our cost down.

B. Bill Freelove (U.S. Lawns) review the ground enhancement plan but once again didn't give us a quote.

III. Elected Officers President: Bill Johnson

Vice President: Will Roebuck

Treasurer: Mike Richie

Secretary: Cynthia Holt

IV. Review and approved prior minutes: April 12, 2021

V. OLD BUSINESS

A. Roof insurance claim: Bill Johnson brought us up on the insurance claim and the checks. He also let us know the Mr. Hester has dropped his fee from \$600,000.00 to \$480,000.00. After some discussion Cynthia made a motion to let Mr. Hester get started on the roofs. The motion was second by Wanda vote taken with Bill, Wanda

and Cynthia approved. Ashley and Will voted not to.

B. Squirrel problem: Terminix was the only company to get back with Chelsey. Board did not approve to proceed; waiting on other estimates.

VI. NEW BUSINESS

A. Damage fees assessments: there were two cases they were discussed and decisions made.

VII. Rumbings and Grumbings (BJ)

A. Some of the sidewalks are beginning to settle and it's becoming a tripping hazard. Resident in 1135 has complained, will check other sidewalks and monitor. No decisions made regarding repairs.

B. Continue to check on the landscaping.

VIII. Adjournment: Bill made a motion to adjourn meeting all approved.

Respectfully submitted,

Cynthia Holt, Secretary