

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.

Poolside
1051 Troutman Blvd.
Palm Bay, FL 32905

BOARD OF DIRECTORS' MEETING MINUTES

May 22, 2012

6:00 p.m.

In attendance were:

President Bob Lewis
Secretary Tom Gross
Treasurer Anne Jennings

Vice President Lisa Meglio was absent.
Director Donna Arenella was absent.

Representing Sentry Management were Myrna Pineiro, Community Association Manager and Sue Stewart, Vice President of the Brevard office.

Also present were seven unit owners.

I. VERIFY QUORUM & CALL TO ORDER

Sue Stewart verified quorum and called the meeting to order at 6:00 p.m.

II. APPROVE THE MINUTES FROM February 7, 2012 & March 15, 2012

- **Motion:** Bob Lewis made a motion and Tom Gross seconded it, to approve the minutes as presented from February 7, 2012 and March 15, 2012. Gross, Jennings, and Lewis voted "Yes".

III. TREASURER'S REPORT

Sue Stewart reviewed the Financial Summary Report, (report is attached).

IV. MANAGER'S REPORT

- **Collections:** The Delinquent accounts were reviewed. It was also discussed to research the collection of rent from past due accounts.

V. NEW BUSINESS

a) Pressure Washing

- **Motion:** Tom Gross made a motion and Bob Lewis seconded it, to approve the pressure washing of the sidewalks. Gross, Jennings, and Lewis voted "Yes".

b) Pest Control

Sue Stewart is to obtain quotes for pest control and termite bond.

c) Pool Service

Sue Stewart discussed with the Board prices from other pool companies, which are higher than Cherokee Gardens. The Board agreed to stay with the current company.

d) Annual Meeting

Sue Stewart explained why the DBPR has ordering another Annual Meeting and the reason for the extra cost.

VI. OPEN FORUM

Issues discussed:

- Palm tree trimming will be done by Bill.
- Notifications for pest control service.
- Lift Station repairs.
- Securing the electrical box doors.
- Locking the pool tank.
- Pool Sign replacement.
- Cleaning of the drier vents.

VII. ADJOURNMENT

✚ **Motion:** Bob Lewis made a motion and Tom Gross seconded it, to adjourn the meeting. Gross, Jennings, and Lewis voted "Yes".

Respectfully submitted,

Myrna Pineiro, LCAM
Sentry Management

Approved by: _____
Signature

Title