

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING MINUTES
Sentry Management Office
597 Haverty Court # 110
Rockledge, FL 32955

Thursday July 12, 2012
4:00 p.m.

All Board members were
In attendance:
President Bob Lewis
Vice President Lisa Meglio
Secretary Brett Hebdon
Treasurer Ann Jennings

Representing Sentry Management were Myrna Pineiro and Sue Stewart.

I. VERIFY QUORUM & CALL TO ORDER

Sue Stewart verified quorum and called the meeting to order at 4:16 p.m.

II. GUEST SPEAKER: Carl Sivak from LM Funding

Carl Sivak made his presentation on the advantages of allowing LM Funding take over the Association's Delinquent Accounts.

III. DISPOSITION OF MINUTES FROM THE May 22, 2012 MEETING

⚡ **Motion:** Lisa Meglio made a motion and Bob Lewis seconded it, to accept the minutes from May 22, 2012 as presented. Hebdon, Jennings, Lewis, and Meglio voted "Yes".

IV. REPORTS

A. Manager

1) Foreclosures: Sue Stewart presented the foreclosure report.

Sue Stewart presented a possible settlement on one of the delinquent accounts. The Board rejected the offer and decided to proceed with giving the account to LM Funding.

2) Collections

⚡ **Motion:** Ann Jennings made a motion and Bob Lewis seconded it, to accept the proposal from LM Funding for the collections of all delinquent accounts. Hebdon, Jennings, Lewis, and Meglio voted "Yes". Unanimously passed.

3) Prioritize Maintenance Projects: List is attached.

1. The board discussed the maintenance issues and decided to get bids on painting / refurbishment of fence and repair / replacement of electric room doors. The board decided to go ahead with small repairs with Bill as follows: **Touch-up painting of pool fence and cap on pool deck at gutter needs to be cleaned out & re-caulked.**

- 4) **Review Hurricane Preparedness Plan:** The plan was presented to the Board. The board reviewed board-up options and decided to direct Bill to obtain quotes for hurricane hooks for all windows to allow owners to install hurricane panels at their own expense.

B. Officers

V. UNFINISHED BUSINESS

A. Pest Control & Termite Bonds

- ✚ **Motion:** Lisa Meglio made a motion and Brett Hebdon seconded it, to accept the proposal from Massey for pest and termite control for two termite bonds. Pest control was set for later review. Hebdon, Jennings, Lewis, and Meglio voted "Yes". Unanimously passed.

B. Trash Containers

Sue Stewart reported that Waste Management was contacted to pick-up three times a week. Bob Lewis stated that a larger plastic container was needed and that the glass container was missing.

VI. NEW BUSINESS

A. Dryer Vents

Myrna Pineiro presented two bids: A Pro for \$2450.00 and Mr. Sweeper for \$2660.00. Myrna was instructed to obtain another two bids.

B. Paving

Myrna Pineiro presented the Board with one bid from Super Structures. Myrna is to obtain two more bids. Brett Hebdon is obtaining additional bids.

C. Painting

Myrna Pineiro is to obtain three bids for painting of the outside fence / replacement of slats and painting fence around the a/c units. Bill is to do touch-up painting on pool fence.

D. Monthly Statement

The Board agreed to have the Monthly Financial Summary posted on the bulletin board.

OPEN FORUM

No other business was discussed.

VII. ADJOURNMENT

- ✚ **Motion:** Brett Hebdon made a motion and Lisa Meglio seconded it, to adjourn the meeting. Hebdon, Jennings, Lewis, and Meglio voted "Yes". The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Myrna Pineiro, LCAM
Sentry Management

Approved by: 
Signature

SECRETARY
Title

TURKEY CREEK VILLAS UPCOMING PROJECTS

- 2. Complete Troutman fence & paint. – Bids Needed**
- 3. Rebuild meter room doors: 1011 & 1051.**
- 4. Replace rotting wood above meter room: 1011 & 1051.**
- 5. Touch-up painting of pool fence.**
- 6. Cap on pool deck at gutter needs to be cleaned out & re-caulked.**
- 7. Replace/ repair fence around a/c units as needed: 1011 & 1051. – Bids Needed**
- 8. Refinish balcony & stair hand rails as needed: 1011 & 1051.**
- 9. Refinish front doors of units: 1011 & 1051.**
- 10. Refinish planter boxes at the top of rails: 1011 & 1051.**
- 11. Replace shrubs throughout grounds as needed, (freeze damage in 2010).**