

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING MINUTES
Stratford Pointe Clubhouse
1041 Olde Bailey Lane
West Melbourne, FL 32904
TUESDAY July 31, 2012
6:00 p.m.

BOARD OF DIRECTORS' MEETING MINUTES

In attendance were:
President Bob Lewis
Vice President Lisa Meglio
Treasurer Anne Jennings
Secretary Brett Hebdon

Representing Sentry Management were Myrna Pineiro and Sue Stewart.

I. VERIFY QUORUM & CALL TO ORDER

Myrna Pineiro verified quorum and called the meeting to order at 6:03 p.m.

II. DISPOSITION OF MINUTES FROM THE JULY 12, 2012 MEETING

✚ **Motion:** Bob Lewis made a motion and Brett Hebdon seconded it, to accept the minutes from July 12, 2012 meeting as presented with the correction, delinquent account discussed was 1051-203, offer was one year assessments. Hebdon, Jennings, Lewis and Meglio voted "Yes".

III. REPORTS

A. Manager's

1) Posting of Monthly Statement & Minutes

Sue Stewart explained that the minutes and financial summary can be posted on the website. The Board agreed to post both on the bulletin board.

2) Status of Termite Bond

The Termite Bond agreement with Massey was signed.

3) LM Funding Report:

Sue Stewart explained that the attorney had to be paid up to date before they forwarded the delinquent account files.

B. Officers

Brett Hebdon stated that as Secretary he should be the one to put the Agenda together and post it. The rest of the Board Members agreed to have Sentry Management do both tasks.

IV. UNFINISHED BUSINESS

A. Parking Lot Paving- Review Quotes

The Board reviewed and discussed the three bids presented. Brett agreed to ask Ed's Concrete if he was willing to change his proposal to the same

strength of concrete (psi) as the others have proposed. The suggestion was made that we consider repairing just one section at a time.

- ✚ **Motion:** Lisa Meglio made a motion and Brett Hebdon seconded it, to have the entire parking lot repaired. Hebdon, Jennings, Lewis, and Meglio voted "Yes".

The decision on which company to contract for the job was tabled until the next meeting when further information would be obtained from one of the companies.

B. Quote from Bill on Hurricane Hooks

Bob Lewis presented the Board with a cost estimate that included the hooks and panels for the windows. Brett Hebdon explained that it should only be for the hooks. Due to the expense and this being an owner responsibility it was decided that this would be tabled.

C. Dryer Vent Cleaning- Review New Quotes

Myrna Pineiro stated that she obtained two quotes. Brett Hebdon stated that more bids were needed.

D. Fence Painting- Review Quotes

- ✚ **Motion:** Lisa Meglio made a motion and Brett Hebdon seconded it, to have Bill Litz finish the repairs on the Troutman Blvd. fence and paint it. The motion was amended – 'Sentry will ask Bill to write up a proposal and what it will cost and timeframe to accomplish this'. Bob does not believe the cost will exceed \$500.00 the Board will be notified by email for their vote. Hebdon, Jennings, Lewis, and Hebdon agreed.

E. Electrical Panel Repair- Review Quotes

Bob Lewis informed the Board that the cost to repair the electrical panel doors is \$546.00 + tax.

- ✚ **Motion:** Lisa Meglio made a motion and Brett Hebdon seconded it, to have Bill Litz repair both of the electrical panel doors with a deadline of one month. Hebdon, Jennings, Lewis, and Meglio voted "Yes".

F. Lift Station Maintenance- Status

- ✚ **Motion:** Lisa Meglio made a motion and Bob Lewis seconded it, to have SOS perform the maintenance repairs on the lift station, cost to be \$630.00. Hebdon, Jennings, Lewis, and Meglio voted "Yes".

V. NEW BUSINESS

- A. Filling Board Vacancy:** This issue was tabled for now.

VI. OPEN FORUM

Lisa Meglio stated that it will cost \$15 per meeting to rent the clubhouse. The Board agreed to hold the meetings at this location.

- ✚ Brett Hebdon motioned to approve the location, Lisa seconded. Motion carried.

VII. ADJOURNMENT

✦ **Motion:** Brett Hebdon made a motion to adjourn the meeting and Lisa Meglio seconded it. Hebdon, Jennings, Lewis, and Meglio voted "Yes". The meeting was adjourned.

Respectfully submitted,



Myrna Pineiro, LCAM
Sentry Management

Approved by: _____

Date: _____

