

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING MINUTES

Monday October 15, 2012

6:00 p.m.

at

Stratford Pointe Clubhouse

1041 Olde Bailey Lane

West Melbourne, FL 32904

In attendance were:

President Bob Lewis

Vice President Lisa Meglio

Secretary Brett Hebdon

Treasurer Ann Jennings

Director Tom Gross

Representing Sentry Management were Myrna Pineiro, Sue Stewart and Marion Ranzino.

Also present were three unit owners.

I. VERIFY QUORUM & CALL TO ORDER

Myrna Pineiro verified quorum and called the meeting to order at 6:00 p.m.

II. NOTICE OF MEETING

Myrna Pineiro stated that proper notice of the meeting was given in accordance with Florida Statutes.

III. DISPOSITION OF THE MINUTES FROM July 31 & September 10, 2012

⚡ **Motion:** Bob Lewis made a motion and Brett Hebdon seconded it, to approve the minutes from July 31, 2012 with corrections. Gross, Hebdon, Jennings, Lewis, and Meglio voted "Yes".

⚡ **Motion:** Brett Hebdon made a motion and Lisa Meglio seconded it, to accept the minutes from September 10, 2012 as presented. Gross, Hebdon, Jennings, Lewis, and Meglio voted "Yes".

IV. OFFICERS' REPORT

Brett Hebdon stated that he obtained a bid from Mr. Sweeper to clean eight chimneys. The quoted price was \$140.00 per chimney. Myrna Pineiro is to get more bids.

V. MANAGER'S REPORT

a. Updates on: Fence, utility doors, dryer vents, & alarm system

Myrna Pineiro reported that the fence is still being worked on. One set of utility doors are completely installed and the other is pending the alarm company disconnecting some wiring to finish the installation. Myrna also stated that the cleaning of the dryer vents is complete and the fire alarm system was tested.

b. Financial Summary

Myrna Pineiro presented the Board their financials with a Summary. Brett Hebdon had questions about the Home Depot account.

VI. OLD BUSINESS

a. Roads

b. Rules & Regulations

The Board of Directors decided not to make any changes or additions to the Rules and Regulations.

c. Other

The Board agreed to let Bill Litz continue with the fence repairs.

VII. NEW BUSINESS

a. Attorney

⚡ **Motion:** Lisa Meglio made a motion and Tom Gross seconded it, to discharge the current Association attorney and hire Clayton & McCullough to be the new Association attorney. Gross, Hebdon, Jennings, Lewis, and Meglio voted "Yes".

b. Other

- 1) Myrna Pineiro presented Bob Lewis with an engagement letter from the CPA. She was instructed to get bids from CPA's.
- 2) Myrna Pineiro presented the Board with an Owner Information sheet. The form was approved and will be mailed with the Budget Meeting notice.
- 3) It was agreed that the Budget Workshop will be held on November 5, 2012 at 6:00 p.m.

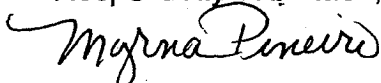
VIII. OPEN FORUM

- a. An owner questioned if background checks are performed on new owners and tenants. Sue Stewart will be researching this issue.

IX. ADJOURNMENT

⚡ **Motion:** Brett Hebdon made a motion and Ann Jennings seconded it, to adjourn the meeting. Gross, Hebdon, Jennings, Lewis, and Meglio voted "Yes".

Respectfully submitted,



Myrna Pinerio, LCAM
Sentry Management