

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.

Poolside

1011- 1051 Troutman Blvd. NE

Palm Bay, FL 32905

SPECIAL BOARD OF DIRECTORS' MEETING MINUTES

February 4, 2013

4:30 p.m.

In attendance were:

President, Bob Lewis

Treasurer, Ann Jennings

Vice President, Lisa Meglio

Director Tom Gross & Director Brett Hebdon were absent.

Representing Sentry Management was Sue Stewart.

I. VERIFY QUORUM AND CALL TO ORDER

Bob Lewis verified quorum and called the meeting to order at 4:30 p.m.

II. PROOF OF NOTICE OF MEETING

Sue Stewart stated that proper notice was posted in accordance with Florida Statutes.

III. DISPOSITION OF MINUTES

Lisa Meglio motioned to approve the minutes of the January 14, 2013 Board meeting as written. Anne Jennings seconded, motion carried.

IV. UNFINISHED BUSINESS

Lift Station Repairs

Morgan Pump has been working on the lift station. As he feared could be the case, the board needs to be replaced. Cost will be \$880. Lisa Meglio motioned to approve the expense. Anne Jennings seconded, motion carried.

V. NEW BUSINESS

Annual Meeting Schedule

The annual meeting was set for April 15, 2013. It was agreed that an election monitor will be hired to monitor the election again this year.

Appointment of Legal Committee

The association attorney has suggested the Board appoint a legal committee. With the current 'legal issues' taking place, it is important that a legal committee be in place and prepared to make 'on the spot' decisions. Lisa Meglio motioned to appoint Bob Lewis and Tommy Gross as the committee and given the authority to act for the Board.

Appointment of Officers

Bob Lewis motioned to remove Brett Hebdon as Secretary of the association due to pending legal issues. Lisa Meglio seconded, motion carried.

It was agreed that Lisa would fill two positions, VP and Secretary, until the annual election is held in April.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:53 p.m.