

TURKEY CREEK VILLAS CONDOMINIUM ASSOCIATION, INC.

Meeting Place

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Stratford Pointe Clubhouse

1041 Olde Bailey Lane

West Melbourne, FL 32904

BOARD OF DIRECTORS' MEETING MINUTES

Monday August 5, 2013

6:00 p.m.

In attendance were:

President Bob Lewis

Vice President Lisa Meglio

Secretary Jean Seib

Treasurer Ann Jennings

Director Theresa Hores

Representing Sentry Management were Myrna Pineiro and Sue Stewart.
Also present were three unit owners.

I. **VERIFY QUORUM AND CALL TO ORDER**

Bob Lewis verified quorum and called the meeting to order at 6:00 p.m.

II. **NOTICE OF MEETING**

Myrna Pineiro stated that the notice was posted according to the Association's documents and the Florida Statutes.

III. **DISPOSITION OF UNAPPROVED MINUTES FROM June 10, 2013**

✚ **Motion:** Lisa Meglio made a motion and Bob Lewis seconded it, to approve the minutes from June 10, 2013 as presented. Hores, Jennings, Lewis, Meglio, and Seib voted "Yes".

Resolution: The minutes from June 10, 2013 were approved.

IV. **REPORTS**

a. **OFFICERS:** There was nothing to report.

b. **MANAGER'S:**

V. **OLD BUSINESS**

a. **Lift Station**

✚ **Motion:** Bob Lewis made a motion and Ann Jennings seconded it, to approve the cleaning of the lift station with All Service Sanitation for \$500.00. Hores, Jennings, Lewis, Meglio, and Seib voted "Yes".

Resolution: All Service Sanitation will be cleaning the lift station for \$500.00.

b. Other

1. **Legal Committee:** Considering that Tom Gross is no longer associated with Turkey Creek to serve on the committee with Bob Lewis, Jean Seib will be serving on the Legal Committee. The Legal Committee members are Bob Lewis and Jean Seib.
2. **Postings:** Jean Seib stated that she would like the Board Meeting Minutes and the Financial Summary posted on the bulletin board.
3. **Pool Restrooms:** This item is tabled for the moment.

VI. NEW BUSINESS

a. **CPA:** This is on hold until other bids are obtained. Myrna Pineiro is to check on the cost of having an Audit done.

b. **Insurance:**

✚ **Motion:** Lisa Meglio made a motion and Jean Seib seconded it to accept the insurance bid from NuVantage. Hores, Jennings, Lewis, Meglio and Seib voted "Yes".

Resolution: NuVantage will continue to handle the association's insurance coverage.

c. **Recording of Meetings:** Please see attached list of Rules and Regulations for Recording Association Meetings. These were discussed at length. Jean Seib volunteered to mail out the above-named list to all the owners.

VII. OPEN FORUM

Karen Hebdon asked where the 3 minute rules came from.

VIII. ADJOURNMENT

There being no other business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Myrna Pineiro, LCAM
Sentry Management