

## Estates at Turtle Run HOA Meeting

Location: Residence Inn, 5730 N State Rd 7 Coconut Creek, FL 33073

Date: Tuesday, August 6, 2024

Time: 7 p.m.

### Agenda

- 1) Call meeting to order.
- 2) Roll call.
- 3) Pledge of Allegiance.
- 4) Criteria of the meeting, Board of Directors / homeowners, members.
- 5) Approval of the minutes from the previous meeting, May 30, 2024.
- 6) Brief description of the following. (Handouts will be provided explaining each entity in detail.)
  - a. Turtle Run Community Development District
  - b. Estates at Turtle Run HOA
  - c. Foundation / Master Association.
- 7) Review changes in banks and banking procedures. Bank of America to Valley Bank.
- 8) Review the retaining of Tucker & Lokeinsky Law Firm.
- 9) Website. Alex & Lloyd to explain our new up to date 2024 website. The website will continue to be a work in progress, it will include:
  - a. All necessary forms, architectural control forms, Estates at Turtle Run by-laws.
  - b. Upcoming meeting schedule.
  - c. Meeting minutes.
  - d. Annual budget.
  - e. Meeting agenda.
  - f. Monthly financial reports.
  - g. Board of Directors email addresses and bios.
- 10) Discussion of bids from three contractors for the three Estates entrances, with board approval.
- 11) A motion to reimburse the funds for the election lawsuit that the insurance did not cover.
- 12) Approval process for future projects. Three bids for all projects. Mandatory vote by the board of directors to approve. Currently, only two signatures are required for all proposals, invoices and checks.

- 13) Please remember it is each homeowner's obligation to read and adhere to the Association's Governing Documents. As a starting point for assessing the appearance of our community, we will soon be scheduling an initial drive-through. We will be noting the most frequent violations and their required maintenance with corrective actions. The Grievance Committee process will follow.
- 14) Financial situation.
- 15) Public comments.
- 16) Board comments.
- 17) Motion to adjourn.