

Estates at Turtle Run Homeowners Association Inc

c/o Benchmark Property Mgmt

7932 Wiles Road

Coral Springs, FL 33067

(954) 344-5353 – Fax (954) 344-5399



theestatesatturtlerun.com

RE: Participation at the upcoming Estates at Turtle Run HOA meeting.

Dear Estates at Turtle Run Homeowners,

The next Estates at Turtle Run HOA meeting is scheduled for **Tuesday, August 6, 2024**, at 7:00 pm located at Residence Inn Coconut Creek. 5730 North State Rd 7, Coconut Creek, FL 33073.

Neighbors, please mark your calendars to attend this meeting. The board is looking for as much participation and input throughout the decision-making process as possible. Lack of oversight & overall participation in board meetings were a contributing factor in the problems with leadership on the previous board. To avoid individual agendas from overtaking the board in the future, we want to stress the importance of homeowner involvement at meetings going forward.

A successful HOA board will base their decision making solely on the well-being of its community. That said, **we'd like to highlight the financial impact previous board members had on the community when the homeowner was not at the forefront of their decision-making, but rather personal agendas.** Our goal is to prevent a situation like this from ever happening again.

The impact of a delayed election.

Cost to the neighborhood: Over \$13,765

After the hard work of many individuals in the neighborhood, our annual meeting and election of new officers was held on April 30th, 2024. Our HOA documents state that the annual meeting is to be held each December.

This mandated meeting was not held in 2022 or 2023. Then board president, Chris Kapish, and two other board members, Lance Morgan and Howard Sieler, refused to call for the meeting to be held. This delay eliminated the chance of electing new board members, effectively freezing the leadership on the board. A lawsuit was filed by a group of Turtle Run homeowners, with a judge ruling that the annual meeting needed to be held. The three officers that refused to call for the annual meeting and election utilized the association insurance to fight the lawsuit, with a \$1000 deductible. While the use of the associations insurance resulted in a \$1000 deductible, these individuals also engaged with KBR, the previous law firm used by the Estates at Turtle Run, to review the insurance company's work. This additional involvement cost the association approximately \$12,765.

The unauthorized purchase of mailboxes.

Cost to the neighborhood: \$22,500

On or around January 12th, 2024, Chris Kapish ordered 20 mailboxes from Broward Casting Foundry totaling \$19,819. LCM Services (Lance Morgan) was paid approximately \$2,725 to install 19 mailboxes throughout the neighborhood.

This expenditure was never approved or discussed at any regularly scheduled meeting.

Two neighbors paid \$500 for a new mailbox while the others were given away for free. It's worth noting that three of the homeowners who received new mailboxes at no cost are the same board members that caused a delay in the annual meeting and election.

Tree trimming and the disregard for a previously approved budget.

Cost to the neighborhood: \$73,810

At the budget meeting held in October 2023, \$35,000 was budgeted and approved for tree trimming. In a span of only four months (January 2024-April 2024), the former HOA president unilaterally authorized over \$73,000 in work to be done by a single tree company, Second to None Landscaping & Trees. Approximately \$36,150 of the monies spent was for tree removal and stump grinding on individual, private properties. The approved budget was designated for the trimming of street trees to improve the overall look and canopy of the streets, not for individual tree removal. This additional service and cost was not mentioned or approved at any board meeting, there is no record of how these services were offered to homeowners.

Unauthorized contracts for new neighborhood street entrance pavers.

Cost to the neighborhood: \$70,332

The streets in our neighborhood are not private roads, but streets owned by the city. Years ago, the Estates at Turtle Run entered into an agreement with the city of Coral Springs to install and maintain brick pavers at the three entrances to our neighborhoods. The city also required the Turtle Run Community Development District to be part of the agreement as a backup for liability purposes if the pavers were not maintained. Over time, the pavers started to sink in places, with some breaking and gone missing. KCI engineering, a company that does a lot of work in the community, was brought in to assess the damage. The report stated that the road was sound and could be repaired by recompacting some areas with a few new pavers. This information was relayed to the HOA board at the October 2022 HOA meeting. After a long discussion, the repair was tabled by Lloyd List until we could get KCI Engineering to the next scheduled meeting to explain the repair in detail. This meeting never took place. Unhappy with the decision not to proceed, Chris Kapish began signing multiple contracts with engineering, construction and paver companies to completely replace all pavers, and change the sidewalks and road crossings to a new ADA standard. It was later realized that approximately 50% of the total funds for

this project were already committed, with contracts having already been signed, 14 months prior to the board of directors voting to approve the project. Chris Kapish, Lance Morgan and Howard Sieler approved the project at the December 2023 budget meeting. This project was going to total over \$160,000. An additional \$4,154 was spent on KBR law firm trying to get out of the city agreement with the Community Development District and obtain a permit. The city building permit was never obtained, so the project didn't go forward. \$36,178 has already been spent on engineering and brick purchases. The new board has scaled the project back and will spend an additional \$40,000 to install the purchased bricks. Chris Kapish was pushing to get the roadway project started and completed before The Estates at Turtle Run election, thankfully this didn't happen.

Each of these instances show the importance of the involvement of all HOA members as well as the consequences that come when there is a lack of oversight and accountability. For those that received new mailboxes at no cost, or had trees removed with HOA funds, there is no ill will from the new board. You were simply offered services without knowing the truth of what was happening behind the scenes.

We ask that you, a member of the Turtle Run community, stay up to date with decisions being made to prevent oversight like this from ever happening again. We look forward to seeing you at upcoming HOA meetings and together, further bettering the community we love.

Your Estates at Turtle Run HOA board,

Skip Carney

President

skip@theestatesatturtlerun.com

Lloyd List

Vice President

lloyd@theestatesatturtlerun.com

Rob Shipe

Treasurer

rob@theestatesatturtlerun.com

Alex Fernandez

Director

alex@theestatesatturtlerun.com

Sal Gambino

Secretary

sal@theestatesatturtlerun.com