

Estates at Turtle Run

c/o Benchmark Property Management, Inc.

7932 Wiles Road

Coral Springs, Florida 33067

954-344-5353

Organizational Meeting

Monday, December 1st, 2025

Residence Inn

5730 N State Rd 7, Coconut Creek, FL 33073

MINUTES

Board Members Present: Skip Carney, Lloyd List, Salvatore Gambino and Rob Shipe.

Also, Tony Gannacone and Dan Sugarman are present from Benchmark Property Management.

In the absence of a quorum, as required by Florida State Statute, the current board will remain in place for another term.

Called to Order

Meeting was called to order at 7:06 pm.

Motion made by Salvatore Gambino to accept minutes from Wednesday, October 15th, 2025.

Seconded by Salvatore Gambino. Approved by unanimous consent.

Motion made by Lloyd List to retain the same positions on the board: Skip Carney-President, Lloyd List -Vice President, Salvatore Gambino-Secretary, Rob Shipe-Treasurer, and Alex Fernandez-Director. Seconded by Salvatore Gambino. Approved by unanimous consent.

Motion made by Rob Shipe to have Lloyd List remain the representative for The Estates at Turtle Run regarding the Turtle Run Foundation. Seconded by Salvatore Gambino. Approved by unanimous consent.

Motion made by Lloyd List to expand the architectural standards to permit the option of six (6) foot fences by residence of the community. Seconded by Salvatore Gambino. Approved by unanimous consent.

Motion made by Lloyd list to expand the architectural standards to permit the option of metal roofs. Seconded by Salvatore Gambino. Approved by unanimous consent.

There being no further business to discuss:

Motion made by Rob Shipe to Adjourn the meeting at 8:28 pm. Seconded by Lloyd List. Approved by unanimous consent.