

Turtle Lake Golf Colony Condominium Association, Inc.
180 Forest Lakes Boulevard Clubhouse
Naples, FL 34105

Board of Directors Meeting

Thursday, April 11, 2024

Clubhouse

Meeting Minutes

Call to Order: Time: 7:00 p.m. by Bob Wiggins

Roll Call - Declared Quorum

Y NP Y Y Y NP Y Y Y

Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

Officer Reports:

Doug Ayerst gave a financial report for the month of February (see attached report).

Manager's Report:

Manager, Jeffrey Sanborn, stated the Managers report had not changed from the workshop (see the attached Manager's Report).

Approval of Minutes

Motion was made to approve to the Board of Director's Meeting Minutes of March 18 and 21, 2024.

Motion: Deborah Hestrup Second: Anita Miller

7 for, 2 Not Present, motion passes.

Y NP YP Y Y NP Y Y Y

Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

Agenda Items:

1. Motion was made to select M & L Elevator for elevator modernization contract. The cost of the elevator modernization is \$39,000.00 per elevator twelve (12) each, totaling \$468,000.00 with five (5) new hydraulic pumping units at 10,250.00 each, totaling \$51,250.00.

Motion: Doug Ayerst Second: Debrah Hestrup

7 for, and 2 not present, motion passes.

Y NP Y Y Y NP Y Y Y

Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

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2. Motion was made to select Greenwire Technology Solutions to upgrade and reposition our security cameras at the cost of \$10,245.59.

Motion: Anita Miller Second: Jerry Norsic
7 for, 2 not present, motion pass.

Y NP Y Y Y NP Y Y Y
Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

3. Motion that the Turtle Lake Golf Colony Check signers for American Momentum Bank be as follows:

Robert Wiggins, President
Gerald Norsic, Vice President
Sonie Dopkowski, Secretary
Doug Ayerst, Treasure
Eileen Mullaney, Director
Deborah Hestrup, Director
Nicholas DiNicola, Director
Anita Miller, Director
James Brown, Director

Motion: Bob Wiggins Second: Doug Ayerst
7 for, 2 not present, motion pass.

Y NP Y Y Y NP Y Y Y
Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

4. Adjourn – Time: 7:28 p.m.

Motion: Nick Di Nicola Second: Anita Miller
7 for, and 2 not present, motion passes.

Y NP Y Y Y NP Y Y Y
Ayerst, Brown, Dopkowski, Hestrup, Miller, Mullaney, Di Nicola, Norsic, Wiggins

Bosonda “Sonie” Dopkowski (Secretary)

Date: _____

4/10/2024

Financial report for TLGC Through February 2024



Month ending February 2024.

Total operating income was \$182,050.

Total operating expenses were \$164,863.

The financials for period ending 2/29/2024 shows a net Income of \$33,267.

Reserves through February were \$709,462.

We still have all reserves in AMB CDRS making 4.67%.

Making approximately \$2,700 per month.

We will spend approximately \$630,000. From reserves this year to pay for elevator modernization and bldg. #1 roof replacement. With no other large expenditures we should end the year with \$475,000. In reserves.

Sandcastle has cleaned up the financials Through February. Still have some numbers that need to go into correct accounts, however totals look good.

Account 6682 Social Activities were \$1037.67 for February and \$2,792.52 YTD. This is not part of Turtle lake budget and needs to be removed.

Overall, it looks like we are on track to hit budgeted numbers for the year, so far.

The next big number in question is our insurance cost, which we should have next month.

Manager's Report

04/11/2024

Board Workshop

Welcome

Transition from Guardian to Sandcastle

- 1. Late fees**

Pending Contracts 2024

- 1. Fire control**
- 2. Elevator Motorization tonight**
- 3. 2024-2025 Insurance (Renews in June)**
- 4. New Lawyer - Steven Adamczak**

Building's Inspections & Modernizations

- 1. Elevator Motorization**
- 2. Electrical upgrades**

Office improvements.

- 1. Community Channel 102 has been transferred to Channel 901**

Common area improvements.

- 1. Unclogged sewer backup in building 2**
- 2. Building 1 roof replacement – applied for permits, notice of commencement and down payment check. Start date is dependent upon the issuing of permits.**
- 3. Security Camera improvements**
- 4. Elevator Phones are being install with Blus Stream**

General

- 1. End of Season food drive is ongoing.**