

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

180 Forest Lakes Blvd.

Naples, FL 34105

December 16, 2024

There are three sections to this package, they are:

Section 1: Meeting Notice (Read only)

Section 2: General Proxy

Section 3: Approved 2025 Operating Budget (Read only)

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

SECTION 1

MEETING NOTICE

READ ONLY

**TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105**

**SECOND NOTICE OF ANNUAL MEETING, BOARD MEETING
AND ELECTION OF DIRECTORS**

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

In accordance with the By-Laws of Turtle Lake Golf Colony Condominium Association, Inc., Section 718.112(2) Florida Statute and Rule 61B-23.0021 Florida Administrative Code, you are hereby notified that the *Annual Meeting of the Members* will be held:

***Thursday, January 23, 2025 10:00 A.M.
Turtle Lake Golf Colony Clubhouse
180 Forest Lakes Blvd.
Naples, FL 34105***

The Annual Meeting of the Association will be held. Included in this Second Notice package is the Annual Meeting Agenda.

Pursuant to Florida law, an election of Directors of this Association is ***NOT*** required because the number of candidates submitting their "Notice of Intent" was ***LESS*** than the number of Board openings.

Enclosed you will find the following ***very important*** additional information:

- 1) Annual Meeting Agenda
- 2) Organizational Board Meeting Agenda
- 3) 2025 Approved Operating Budget
- 4) 20-Year Outlook: Roof & Reserves
- 5) Summary of Assessments 2025

- 2025 Assessments are the same as the 2024 Assessments.
- Automatic Debit (ACH) Withdrawal Program – You must enroll for a Sandcastle ACH account.

Turtle Lake Golf Colony c/o Sandcastle Community Mgmt.
PO Box 25637 Tampa, FL 33622

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

2025 ANNUAL MEETING

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

On *January 23, 2025*, at *10:00 AM* at the *Turtle Lake Golf Colony Clubhouse*, located at *180 Forest Lakes Boulevard, Naples, Florida*, the Annual Meeting of the Association will be held.

Google Meet Information:

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/bub-ipjf-zxp>

Or dial: (US) +1 786-581-6842 PIN: 684 509 374#

An identification of agenda items are as follows:

1. Pledge of Allegiance
2. Certifying of Quorum – Call to Order
3. Proof of Notice of Meeting
4. Disposal of unapproved minutes
8. Adjournment

NOTE: An *organizational meeting of the Board of Directors* will be held immediately upon the adjournment of the Annual Meeting for the purpose of electing officers and other such business as may lawfully be conducted. The directors present at the Annual Meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

ORGANIZATIONAL BOARD MEETING
UPON ADJOURNMENT OF ANNUAL MEETING

1. Call to Order
2. Roll Call
3. Quorum Declared
4. Election of Officers
6. Introduction of Officers
7. Adjournment

A majority of all Association Members (a “quorum”) must be present, in person or by proxy, at the meeting, in order for business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors. It is, therefore, ***VERY IMPORTANT*** that you either ***attend*** or ***provide a proxy*** in order to conduct business other than the election of Directors.

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **proxy** is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners of the unit or the designated voter. *Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a voting member, a proxy must be signed by both husband and wife where a third party is designated.*
2. The proxy should be submitted to the Association Secretary **prior to the scheduled time of the meeting**. It can be mailed to the Association or hand-delivered, either by you or your proxy. You are encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed.

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

December 16, 2024

Dear Turtle Lake Owner:

The 2024, year-end financials will be an audited statement and the Board of Directors adopted the 2025, Operating Budget as presented.

The maintenance assessments for 2025 are:

1 Bedroom Units	Buildings 1-12	Annual Monthly	\$ 5064.00 \$ 422.00
2 Bedroom Units	Buildings 1-12	Annual Monthly	\$ 6432.00 \$ 536.00
2 Bedroom Units	Building A	Annual Monthly	\$ 7128.00 \$ 594.00

These rates are effective January 1, 2025.

Assessments are **payable monthly** in advance to **Turtle Lake Golf Colony** and are due the 1st day of each month. Assessments, which are not received by the close of business on the 10th day of each month will have a \$25.00 late fee imposed per Turtle Lake Golf Colony Declaration of Condominium, Article VI; By-laws, Section 4 and Florida Statute 718.116(3).

Payment submission options.

If you use bill pay through your bank or another auto debit system, please make sure to update the mailing information listed below:

1. Automatic Debit (ACH) Withdrawal Program: Enroll in the in- house ACH program where Sandcastle Community Management pulls your association payment monthly, as your payments come due. To register for the Sandcastle Web Portal please visit <https://sccm.cincwebaxis.com> and then select Register. You will receive an email to set your password.
2. Online One-Time Payments: View your balance and make one-time payments on-line using your owner payment portal. Be advised that the e-check transaction fee is \$1.99 per transaction and the Credit Card transaction fee is 3.25-3.50% for you to make these payments online at the time of your choosing.
3. BillPay via your banking institution or mailing in your payment: If you are using your own personal online bill payment service or mailing in your payment, you must edit the payee and amount information.

For your reference, the information to enter for your payment is as shown below.
Turtle Lake Golf Colony c/o Sandcastle Community Mgmt.
PO Box 25637 Tampa, FL 33622

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

SECTION 2

GENERAL PROXY

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.

180 Forest Lakes Blvd.

Naples, FL 34105

GENERAL PROXY

The undersigned, owner(s) or designated voter of **Unit No.** _____ in Turtle Lake Golf Colony Condominium Association, Inc., **Building No.** _____ appoints (Check one)

_____ a) Bosonda Dopkowski, Secretary of the Association, on behalf of the Board of Directors,

or

_____ b) _____ (if you check b, print in the name of your proxy.)

as my proxyholder* to attend the meeting of the members of *Turtle Lake Golf Colony Condominium Association, Inc.*, to be held *January 23, 2025*, at *10:00 A.M.*, at the *Turtle Lake Golf Colony Clubhouse*, located at *180 Forest Lakes Boulevard, Naples, Florida 34105*.

The proxyholder named above has the authority to act for me to the same extent that I would if personally present, with power of substitution.

This general proxy shall be **used to establish a quorum** and for procedural votes, as no voting items are contemplated at the meeting that require a limited proxy.

All Owner(s) or Person Designated in Voting Certificate

Sign Here:

By:

Sign Name: _____

Print Name: _____

Date: _____

By:

Sign Name: _____

Print Name: _____

Date: _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxyholder.

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.
180 Forest Lakes Blvd.
Naples, FL 34105

SECTION 3

APPROVED 2025 OPERATING BUDGET

READ ONLY

Turtle Lake Golf Colony

APPROVED 2025 BUDGET

For the Period January 1, 2025 to December 31, 2025

442 Units

		2025 Budget
	Income	
40-4145-00	Maintenance Fees	2,179,465.00
40-4150-00	Reserve Fees	475,000.00
	Other Income	
42-4200-00	Late Charge Fees / Interest	4,500.00
42-4240-00	Violation Fees	0.00
42-4240-00	Interest Income - Operating	300.00
42-4250-00	Interest Income - Reserve	0.00
42-4260-00	Estoppel Fee Income	0.00
42-4261-00	Sales Income	3,750.00
42-4270-00	Late Application Processing Fee	0.00
42-4285-00	Laundry Income	113,000.00
42-4290-00	Miscellaneous Fees	0.00
42-4292-00	Common Keys	2,000.00
42-4295-00	Badge Income	0.00
42-4295-00	Application Fees	35,000.00
	Total Income	2,813,015.00
	Expenses	
	Administrative Expenses	
60-6025-00	Corporate Filing Fees	61.25
60-6028-00	Fees to Division	1,768.00
60-6040-00	Management/Accounting Fees	32,778.72
60-6050-00	Office Expense	15,000.00
60-6052-00	Hardware/Software	5,000.00
60-6053-00	Office Equipment Lease	1,000.00
60-6056-00	Legal Expense	7,000.00
60-6057-00	Acct/Tax Prep	10,000.00
60-6059-00	Postage Expense	4,000.00
60-6060-00	Telephone Expense	5,000.00
60-6070-00	Taxes/Licenses/Dues	3,000.00
	Utilities	
61-6100-00	Electric	54,000.00
61-6110-00	Trash Collection	70,000.00
61-6111-11	Recycling	10,000.00
61-6115-00	Cable/Internet	185,000.00
61-6120-00	Water/Sewer	260,000.00
	Payroll	
62-6045-00	Manager Salary	110,000.00
62-6047-00	Payroll - Admin	47,320.00

62-6049-00	Payroll - Maintenance	128,960.00
62-6401-00	Payroll	0.00
62-6407-00	Payroll - Taxes	27,000.00
62-6409-00	Payroll - Benefits	0.00
	Insurance	
63-6310-00	Insurance	885,424.00
	Building Maintenance	
64-6190-00	Building Maintenance	30,000.00
64-6191-00	Washer/Dryer Repairs	6,000.00
64-6194-00	Janitorial Services	51,000.00
64-6195-00	Janitorial Supplies	4,000.00
64-6200-00	Elevator Service	8,700.00
64-6210-00	Emergency Systems/Fire Safety	30,000.00
64-6211-00	Surveillance	1,500.00
64-6229-00	Termite Control	9,000.00
64-6230-00	Exterminating	8,000.00
64-6231-00	Electrical Supplies	1,000.00
64-6240-00	Plumbing/Sewer Repairs	20,000.00
64-6250-00	Roof Repairs	30,000.00
	Grounds Maintenance	
65-6141-00	Irrigation Maintenance	5,000.00
65-6145-00	Grounds Maintenance / Repairs	
65-6160-00	Landscape Contract	110,000.00
65-6161-00	Landscape Pest Control	1,000.00
65-6162-00	Landscape Improvements/Seasonal Flowers	34,000.00
65-6163-00	Tree Trimming	12,000.00
65-6164-00	Tree Removal	4,000.00
65-6170-00	Golf Cart Maintenance	2,000.00
	Amenities/Clubhouse	
66-6170-00	Pool Contract	7,800.00
66-6171-00	Pool Maintenance	8,500.00
66-6173-00	Landscaping Flowers Pool Area	1,000.00
66-6180-00	A/C Repair	1,000.00
66-6681-00	Gas Grills	2,500.00
66-6682-00	Social Activities	0.00
66-6684-00	Clubhouse Bldg. Maintenance/Supplies	3,000.00
66-6685-00	Janitorial Clubhouse	14,500.00
66-6686-00	Janitorial Supplies Clubhouse	1,000.00
66-6687-00	Plumbing/Sewer Clubhouse Repairs	1,000.00
66-6688-00	Pool Furniture Replacement	8,000.00
66-6689-00	Tennis Court Maintenance	1,000.00
66-6700-00	Water Sewer Common Area	1,000.00
66-6701-00	Electric Common Area	18,000.00
	Miscellaneous Expenses	
67-6305-00	Contingency	40,203.03
	Total Operating Expenses	2,338,015.00
70-6400-00	Reserve Funding	475,000.00
70-6430-00	Reserves - Unallocated	0.00
	Total Common Expenses	2,813,015.00

Turtle Lake Golf Colony Condominium Association, Inc.
Annual Reserve Budget For Capital Expenditures And Deferred Maintenance
For the Period January 1, 2025 through December 31, 2025

		2025	2026	2027	2028	2029	2030	2031
Beginning Balance	January 1	887,201.18	935,201.18	1,333,201.18	1,676,201.18	2,074,201.18	1,854,701.18	2,252,701.18
Annual Reserve Contributions		475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00
Additional								
Subtotal		1,362,201.18	1,410,201.18	1,808,201.18	2,151,201.18	2,549,201.18	2,329,701.18	2,727,701.18

	Original Life	Est. Life as of 2025	Current Estimated Replacement Cost	1	2	3	4	5	6	7
Expenditures										
Roofs										
Roof Covering Building #1	20	20	198,000.00							
Roof Covering Buildings 2-12	20	7	2,310,000.00							630,000.00
Roof Covering Building A	20		80,000.00							
Roof Covering Clubhouse	20	17	80,000.00							
Painting										
Exterior Walls Painting & Caulk	8	4	442,000.00					442,000.00		
Concrete Restoration										
Concrete Restoration	24	various	430,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Paving & Sealing										
Sealcoat & Stripe	5	2	55,000.00			55,000.00				
Asphalt Pavement Overlay	25	7	550,000.00							
Pool										
Pool Resurface	10	7	30,000.00							
Pool Equipment	10	7	20,000.00							
Pool Furniture/Paint	4	various	50,000.00							
Pool Fence	20	12	50,000.00							
Mechanical Equipment										
Water Heaters Common Area	12	1	15,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
HVAC	15	4	37,500.00					37,500.00		
Laundry Equipment - Dryers	8	4	54,000.00					54,000.00		
Laundry Equipment - Washers	10	4	54,000.00					54,000.00		
Laundry Equipment - Card Reader	10	9	3,000.00							
Galvanized Pipe Replacement	40	1	120,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Elevators										
Elevator Upgrade/Modernization	25	0	550,000.00	350,000.00						
Fire Alarms										
Central Alarm Panel	25	19	144,000.00							
Miscellaneous										
Tennis Court (2) Resurface	10	4	30,000.00					30,000.00		
Power Washing/Restoration - Stucco	1	annual	300,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Landscape Upgrade		various	200,000.00							
Upgrade Entire Security System	10	4 cam/yr	90,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00
Milestone and SIRS										
Milestone and SIRS	10	8	125,000.00							
Subtotal Expenditures			6,017,500.00	427,000.00	77,000.00	132,000.00	77,000.00	694,500.00	77,000.00	707,000.00
Interest Earned				0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ending Balance		December 31		935,201.18	1,333,201.18	1,676,201.18	2,074,201.18	1,854,701.18	2,252,701.18	2,020,701.18

Turtle Lake Golf Colony Condominium Association, Inc.
Annual Reserve Budget For Capital Expenditures And Deferred Maintenance
For the Period January 1, 2025 through December 31, 2025

		2032	2033	2034	2035	2036	2037	2038
Beginning Balance	January 1	2,020,701.18	1,039,701.18	693,701.18	668,701.18	1,066,701.18	1,464,701.18	1,311,701.18
Annual Reserve Contributions		475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00
Additional								
Subtotal		2,495,701.18	1,514,701.18	1,168,701.18	1,143,701.18	1,541,701.18	1,939,701.18	1,786,701.18

	Original Life	Est. Life as of 2025	Current Estimated Replacement Cost	8	9	10	11	12	13	14
Expenditures										
Roofs										
Roof Covering Building #1	20	20	198,000.00							
Roof Covering Buildings 2-12	20	7	2,310,000.00	630,000.00	630,000.00	420,000.00				
Roof Covering Building A	20		80,000.00	80,000.00						
Roof Covering Clubhouse	20	17	80,000.00							
Painting										
Exterior Walls Painting & Caulk	8	4	442,000.00						442,000.00	
Concrete Restoration										
Concrete Restoration	24	various	430,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Paving & Sealing										
Sealcoat & Stripe	5	2	55,000.00	55,000.00					55,000.00	
Asphalt Pavement Overlay	25	7	550,000.00	550,000.00						
Pool										
Pool Resurface	10	7	30,000.00	30,000.00						
Pool Equipment	10	7	20,000.00	20,000.00						
Pool Furniture/Paint	4	various	50,000.00	25,000.00						
Pool Fence	20	12	50,000.00							
Mechanical Equipment										
Water Heaters Common Area	12	1	15,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
HVAC	15	4	37,500.00							
Laundry Equipment - Dryers	8	4	54,000.00						54,000.00	
Laundry Equipment - Washers	10	4	54,000.00							
Laundry Equipment - Card Reader	10	9	3,000.00			3,000.00				
Galvanized Pipe Replacement	40	1	120,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Elevators										
Elevator Upgrade/Modernization	25	0	550,000.00							
Fire Alarms										
Central Alarm Panel	25	19	144,000.00							
Miscellaneous										
Tennis Court (2) Resurface	10	4	30,000.00							
Power Washing/Restoration - Stucco	1	annual	300,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Landscape Upgrade		various	200,000.00							
Upgrade Entire Security System	10	4 cam/yr	90,000.00			11,000.00	11,000.00	11,000.00	11,000.00	11,000.00
Milestone and SIRS										
Milestone and SIRS	10	8	125,000.00		125,000.00					
Subtotal Expenditures			6,017,500.00	1,456,000.00	821,000.00	500,000.00	77,000.00	77,000.00	628,000.00	77,000.00
Interest Earned				0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ending Balance	December 31			1,039,701.18	693,701.18	668,701.18	1,066,701.18	1,464,701.18	1,311,701.18	1,709,701.18

Turtle Lake Golf Colony Condominium Association, Inc.
Annual Reserve Budget For Capital Expenditures And Deferred Maintenance
For the Period January 1, 2025 through December 31, 2025

		2039	2040	2041	2042	2043	2044	2045
Beginning Balance	January 1	1,709,701.18	2,023,701.18	2,371,701.18	2,769,701.18	3,028,701.18	3,452,701.18	3,681,201.18
Annual Reserve Contributions		475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00	475,000.00
Additional								
Subtotal		2,184,701.18	2,498,701.18	2,846,701.18	3,244,701.18	3,503,701.18	3,927,701.18	4,156,201.18

	Original Life	Est. Life as of 2025	Current Estimated Replacement Cost	15	16	17	18	19	20	21
Expenditures										
Roofs										
Roof Covering Building #1	20	20	198,000.00							
Roof Covering Buildings 2-12	20	7	2,310,000.00							
Roof Covering Building A	20		80,000.00							
Roof Covering Clubhouse	20	17	80,000.00				80,000.00			
Painting										
Exterior Walls Painting & Caulk	8	4	442,000.00							
Concrete Restoration										
Concrete Restoration	24	various	430,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Paving & Sealing										
Sealcoat & Stripe	5	2	55,000.00				55,000.00			
Asphalt Pavement Overlay	25	7	550,000.00							
Pool										
Pool Resurface	10	7	30,000.00		30,000.00		30,000.00			
Pool Equipment	10	7	20,000.00		20,000.00					
Pool Furniture/Paint	4	various	50,000.00							
Pool Fence	20	12	50,000.00							
Mechanical Equipment										
Water Heaters Common Area	12	1	15,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
HVAC	15	4	37,500.00						37,500.00	
Laundry Equipment - Dryers	8	4	54,000.00							
Laundry Equipment - Washers	10	4	54,000.00	54,000.00						
Laundry Equipment - Card Reader	10	9	3,000.00						3,000.00	
Galvanized Pipe Replacement	40	1	120,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Elevators										
Elevator Upgrade/Modernization	25	0	550,000.00							
Fire Alarms										
Central Alarm Panel	25	19	144,000.00						144,000.00	
Miscellaneous										
Tennis Court (2) Resurface	10	4	30,000.00	30,000.00						
Power Washing/Restoration - Stucco	1	annual	300,000.00	15,000.00	15,000.00	15,000.00				15,000.00
Landscape Upgrade		various	200,000.00							
Upgrade Entire Security System	10	4 cam/yr	90,000.00	11,000.00	11,000.00	11,000.00			11,000.00	11,000.00
Milestone and SIRS										
Milestone and SIRS	10	8	125,000.00							
Subtotal Expenditures			6,017,500.00	161,000.00	127,000.00	77,000.00	216,000.00	51,000.00	246,500.00	77,000.00
Interest Earned				0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ending Balance	December 31			2,023,701.18	2,371,701.18	2,769,701.18	3,028,701.18	3,452,701.18	3,681,201.18	4,079,201.18

TURTLE LAKE GOLF COLONY ASSOCIATION, INC.

Summary of Assessments for 2025

Fully Funded Reserves

Operating Expenses excluding Reserves		2,338,015
Reserve Funding Required for 2025		475,000
Total Expenses for 2025	\$	2,813,015

Assessment for Each Unit

1 Bedroom Unit Building 1-12	Annual	\$	5,064.00
	Monthly	\$	422.00
2 Bedroom Unit Building 1-12	Annual	\$	6,432.00
	Monthly	\$	536.00
2 Bedroom Unit Building A	Annual	\$	7,128.00
	Monthly	\$	594.00