

# **Turtlegrass Villas Association, Inc.**

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## **2026 Budget Meeting and Meeting of the Board of Directors November 4, 2025**

The members and Board of Directors met by Zoom videoconference on November 4, 2025 at 5:00 p.m. CST and in the BPCA Conference Room. Those Board members present were Tracy Knowles presiding, Vanessa Morris, and John Kline by videoconference. Board members present in person were Ben Leverette and Darren McDaniel. Also present was Martha Middleton, recording. Owners present by Zoom were Peyton Fuller, Edward French, Andre Jawde, Andy Malmø, Barbara Dugan and Darlene Conrad.

1. Quorum. The meeting was called to order by President Knowles. Martha Middleton reported that a quorum of owners had been reached with 32 units out of 48 being represented for the Budget and Reserve Funding vote either through proxy or physically present.
2. It was moved by Ben Leverette, seconded by Darren McDaniel and carried unanimously to approved the minutes of the September 29, 2025 meeting as presented.
3. Reserve Funding. Mrs. Middleton reported that of the 32 units represented, 23 owners voted to waive the reserve funding for the 2026 budget year and 6 voted to partially fund with 3 votes given to the Board for voting, bringing the vote to waive to 26. Therefore, it was moved by Vanessa Morris, seconded by Darren McDaniel to accept the owner's vote to waive the funding of the 2026 reserve. The motion carried unanimously.
3. 2026 Budget. Prior to adopting the proposed 2026 budget, the Board discussed several items affecting the budget including the anticipated flood insurance increase, interest rates on premium financing and alternate methods to finance the premium than with the insurance carrier.

After considering the proposed budget, the Board determined that an increase in assessments was necessary. Therefore, it was moved by Tracy Knowles, seconded by Darren McDaniel and carried unanimously to enact a 3% assessment increase for 2026. The motion carried unanimously.

Following the adoption of an assessment increase and the impact on the budget, it was moved by Ben Leverette, seconded by Darren McDaniel and carried unanimously to adopt the proposed 2026 budget with the 3% assessment increase, effective 1/1/26.

3. Old Business.

- Mr. Leverette reported that the dead tree had been removed and the company did a very good job.
- Gutter cleaning had been completed successfully
- Mr. Leverette has consulted other lawn chemical companies and was told for an established lawn, only 3 treatments per year should be necessary. No action was taken, but the Board will consider at a future meeting.
- Mr. Knowles will be attending the condo presidents meeting in December and will ask other associations about their landscaping practices and companies.
- Mr. McDaniel has done a general comparison with other landscaping companies and felt the current landscaper was within the general price range of others based on the size of the property.

4. New Business.

- Mr. McDaniel asked if the island in front of building 4 and 5 belonged to Turtlegrass because it needed some attention. Martha Middleton will provide a copy of the survey to the Board for determination.
- The broken curb stops at the end of building 6 need to be removed. Mr. Knowles will ask Coastal Bay Landscaping to remove them
- Additional items for discussion in 2026 are the fencing at building 6, the roadway at building 1 and landscaping behind the mail boxes.

With no further business to come before the members or the Board, it was moved by Ben Leverett, seconded by Darren McDaniel and carried unanimously to adjourn the meeting at 5:40 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary