

Turtlegrass Villas Association, Inc.

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Meeting of the Board of Directors June 17, 2026

The Board of Directors met at 5:00 p.m. in the BPCA Conference Room and by Zoom videoconference with Tracy Knowles presiding. Physically present was Ben Leverette. Mr. Knowles, Vanessa Morris and Darren McDaniel were present by videoconference. Absent was John Kline. Also present was Martha Middleton, recording. Other owners present by Zoom were Edward French, Andy Malmo, Buddy Williams and Andre Jawde.

1. Quorum. The meeting was called to order by President Knowles and a quorum established.
2. It was moved by Ben Leverette, seconded by Darren McDaniel and carried unanimously to approve the minutes of the February 12, 2026 meeting as presented.
3. Financial Report. Martha Middleton presented the financial report and stated that the current loan balance is \$245,528.00 with nine owners remaining with outstanding loan balances. She also reported that the 2025 audited financial report has been completed and resulted in an unqualified opinion with no findings noted. It will be distributed to owners and posted on the website. She reported that the insurance policy renewed in May with an estimated savings of \$2,100.00, but the exact amount will be clarified with the agent. Year-to-date repairs and maintenance expenditures are approximately \$11,000.00, which is below budget expectations.
4. President's Report. Mr. Knowles stated that no major maintenance issues have occurred during the first half of the year. Several issues may need addressing in the future including increased ownership of larger boats that may create a need for more large slips. Preliminary discussions have begun regarding potential dock modifications or expansions. He is also aware of 2 units that are currently for sale, units 302 and 326.
5. Old Business
 - a. Courtyard Expansion Requests (Units 308 and 326). Unit 326 has withdrawn their request and unit 308 is pending review and revision of condominium documents
 - b. Condominium Document Revisions. Discussion was held regarding modernization of the Association's governing documents. Key points include the current documents are over 50 years old, sample updated documents from other associations were provided for review, and any revisions would require approval by 75% of ownership. The Board decided to form a committee to review documents and recommend revisions. Board members were asked to submit suggested committee member names within seven days.

- c. Parking Lot Surface Repair. Discussion occurred regarding settling and deterioration of pavement repairs near Building 6 following sewer line work. The contractor responsible for the original repair will be contacted to discuss corrective work.
6. New Business.
- a. Discussion was held regarding personal items being stored within fenced utility/common areas adjacent to buildings. The Board noted these areas are common elements and not for individual use. Additionally, utility and meter access must remain unobstructed. Mrs. Middleton was asked to send a community-wide reminder regarding use of common areas, and Mr. Knowles will follow up directly with affected owners.
 - b. Common Area Encroachments. The Board has received a request to enlarge a courtyard which will encroach on common areas. The Board agreed that future requests involving common element modifications should be addressed as part of the broader condominium document revision process. Consistent standards and procedures are needed before additional approvals are considered and Mr. Knowles will investigate the history of those courtyard enlargements that have reportedly already happened.
 - c. Roof Staining and Maintenance. The Board discussed black streaking and runoff staining on roofs and building exteriors. Discussion included potential causes related to flat-roof drainage systems, and similar remediation efforts at neighboring associations. The Board agreed the root causes need to be determined before undertaking cleaning projects. Mrs. Middleton stated that 3 bids would be required for the Board to consider.
 - d. Billfish Tournament Parking Passes. Mrs. Middleton reported that parking passes will be hand-delivered by Ben Leverette rather than mailed. Two passes will be provided per unit she will notify owners about the pass distribution.

With no further business to come before the Board, it was moved by Ben Leverette, seconded by Darren McDaniel and carried unanimously to adjourn the meeting at 5:45 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary