

# **Turtlegrass Villas Association, Inc.**

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## **Annual Meeting of the Members February 12, 2026**

The annual meeting of the members was called to order by President Tracy Knowles at 5:00 p.m. in the Bay Point Community Association Conference Room and by Zoom teleconference. The Board members physically present were Tracy Knowles, Vanessa Morris and Ben Leverette. Board members present by Zoom videoconference were John Kline and Darren McDaniel. Also present were other homeowners and Martha Middleton.

1. Quorum called. Martha Middleton reported that after tabulating all proxies and members present, a quorum had been achieved with 30 out of 48 units represented.
2. Minutes of the November 4, 2025 Budget meeting. It was moved by Ben Leverette, seconded by Vanessa Morris and carried unanimously to waive the reading of the minutes and approve them as presented.
3. Election of 2026 Board of Directors. Mr. Knowles announced that no election was required and the new Board of Directors that self-nominated are automatically appointed to the Board. They are Tracy Knowles, Ben Leverette, Vanessa Morris, Darren McDaniel and John Kline. They will meet following the owner's meeting to elect a slate of officers.
4. Martha Middleton stated the unaudited financial statements for 2025 are available for review on the website. She also stated that the 2025 audit is currently underway and reports will be distributed to all owners when it is complete.
5. President's Report. Mr. Knowles gave an overview of the past year and future plans:
  - A 3% increase in assessments was enacted for FY2026, mainly due to increases in flood insurance which are anticipated to continue to increase over the next few years.
  - The Board continues to research the fence issues at building 1 and 6.
  - Will be conducting building and grounds inspection to find any needed maintenance.
  - Will continue to monitor the roadway at building 1 that provides access to the marina
  - Sewer lines continue to be a problem at Turtlegrass and throughout Bay Point. He encouraged owners to report any plumbing problems immediately to avoid additional damage.
  - Cluster mail boxes are installed between building 2 and 3. They seem to be working well.
  - The Board will be considering the updating of the condominium documents and watching what other Bay Point associations are doing on this issue.
  - The association installed a lot of exterior faucet covers during the last freeze. Owners are encouraged to store them for future use.

6. Open Forum

- Two owners have requested permission to modify their courtyards and patios. The Board will be considering these requests and formulating a plan to proceed. This type of modification will require a 75% approval from the owners because it impacts common elements.
- In answer to a question regarding remaining construction issues from the hurricane, Mr. Knowles stated that all construction the association is responsible for has been completed.
- It appears the plumbing line at building 6 needs attention. Mr. Kline pointed out that if additional excavation is needed, it would be a good time to replace the clay and terra cotta pipes. The Board will take under advisement.
- Mr. Malmo asked how many units are left that were grandfathered into the short-term rental ban. Mrs. Middleton stated that only a few remain.
- Several owner requested a new Turtlegrass directory. Mrs. Middleton will provide in the next month.
- Is there any more discussion about a swimming pool for Turtlegrass? Mr. Knowles stated that the Board can take under advisement as well as approach the marina to see if a shared use could be worked out.
- The cost of flood insurance was discussed. Mrs. Middleton will talk with the current agent to confirm we have only what the law allows. She will also ask him to begin shopping for other carriers prior to the property policy renewing in May.

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

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Secretary