

Turtlegrass Villas Association, Inc.

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Meeting of the Board of Directors September 21, 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 owner present by Zoom was Edward French..

1. Quorum. The meeting was called to order by President Knowles and a quorum established.
2. It was moved by Darren McDaniel, seconded by Ben Leverette and carried unanimously to approve the minutes of the June 17, 2026 meeting as presented.
3. Open Forum. Edward French mentioned and the Board discussed the risk of clogged HVAC condensate lines and failed overflow sensors, particularly for upper-floor units. Martha Middleton was asked to send a reminder to owners regarding appropriate maintenance and the potential for water damage.

Mr. French also asked for an update on the barge located near the docks. It was reported that the owner/operator had another job pending and expected to move the barge soon.

4. President's Report and Financial Report. Mr. Knowles reported that the summer season had generally proceeded smoothly. The Board reviewed year-to-date financial performance and projected year-end expenses. Irrigation maintenance was noted as an area with higher-than-budgeted costs due in part to controller failures and irrigation-line repairs. Irrigation scheduling is being reduced as seasonal demand declines.

The Association's line of credit was renewed. Approximately \$30,000 remains outstanding, and Mrs. Middleton stated that the balance would be paid down as funds become available. The Board also discussed a past-due receivable. Mrs. Middleton was asked to follow up regarding the outstanding balance.

5. Old Business
 - a. Landscaping. The Board discussed lawn chemical-treatment services, including concerns about whether contracted monthly services were being performed consistently and visibly. Mrs. Middleton will follow up with Jamie Pickett regarding the chemical-treatment schedule and service performance. Mr. Knowles reported that a proposed increase in landscaping service from \$1,800 to \$2,000 per month beginning January 1, 2027 is expected.

- b. Pest Control. Because there was a question about the pest control service and it's frequency, Mrs. Morris contacted Stark Exterminators to determine the schedule for spraying. She was told the service was performed on the 3rd Thursday of each month, and owners were encouraged to watch for consistent service.
- c. Building 6 Sewer Line/Concrete Repair. The Board discussed the settled concrete repair over the sewer line near Building 6. The Board agreed to ask Matt Hubbard to coordinate with Zeb Taft to determine an appropriate repair method and identify what work is needed to correct the condition.
- d. Condominium Document Redraft. The Board discussed updating and consolidating the Association's governing documents, including prior amendments and provisions that are no longer applicable. The Board also discussed obtaining owner input after a draft is prepared and potentially using a committee to review the draft before final owner consideration and adoption that requires 75% of the ownership to vote in favor of.

It was moved by Ben Leverette, seconded by Vanessa Morris and carried unanimously to retain the Association attorney to prepare amended/updated governing documents at the quoted fee of \$2,500.

6. New Business.

- a/ Dock Electrical System. Mrs. Middleton reported a recommendation to reconfigure portions of the dock electrical system, including lightning protection and changes to photocell and ground-fault protection, in an effort to reduce recurring maintenance. Zeb Taft will be asked to provide an estimate so the Board can evaluate the cost of corrective work against continuing repair expenses.
- b. The Board discussed encouraging additional owners to consider Board service. It was noted that the annual meeting is typically held in February and that the nomination process begins 60 days in advance of the meeting. A budget meeting will also be required before December 15. The Board additionally discussed the required legal-update course.

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

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary