

Turtlegrass Villas Association, Inc.

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Meeting of the Board of Directors September 29, 2025

The meeting was called to order at 5:00 p.m. in the BPCA Conference Room and by Zoom videoconference. The Board member physically present was Ben Leverette. Present by Zoom videoconference were Tracy Knowles, presiding, John Kline and Darren McDaniel. Absent was Vanessa Morris. A quorum was established. Also physically present was Martha Middleton, recording. Owners present by videoconference were Page Todd and Pam Leverette.

1. It was moved by John Kline, seconded by Ben Leverette and carried unanimously to approve the minutes of the May 7, 2025 meeting as presented.
2. Financial Statements. Martha Middleton distributed financial statements for review, including drafts through September 27th and a projection through December 31st that would pay off the operating Line of Credit. The estimates would result in a projected deficit of approximately \$15,000.00 due primarily to a \$14,000.00 increase in flood insurance. The discussion included ways to create more of a cushion of funds for future budgets and cash flow in order to avoid additional special assessments. Mr. Knowles asked the Board to consider a 5th quarter special assessment to address some of these issues.
3. Old Business.
 - a. A bid for cleaning the gutters and roofs has been received for approximately \$23,000.00. The Board discussed the preventive benefit of keeping the roofs cleaned to avoid additional repairs. No action was taken.
 - b. The Board discussed ways to reduce the budget in non-fixed areas such as pest control, landscaping, chemical treatment, and irrigation cost. Mr. Knowles stated that a workshop meeting may be helpful in considering cost cutting measures before the final 2026 budget meeting and asked the Board members to help research ways to lower costs.
4. New Business
 - a. In response to a question about possible collaboration with other condo associations at Bay Point for cost comparisons and supplier negotiations, Mr. Knowles reported that several meetings had already taken place and another is planned for some time in December. He will report back to the Board with any helpful information.
 - b. Two owners have requested permission to extend their courtyards past their current footprint into common element areas. Mr. Knowles will consult with the attorney to determine what would be required to grant that permission. He will also circulate a preliminary drawing to the Board for review.

- c. The Board discussed the need to redraft the governing condominium documents. Several other associations currently are in this process and the Board agreed to see what kind of progress they are making before beginning the process.
- d. Several maintenance needs and possible solutions were discussed including
 - cleaning utility fenced areas
 - dock lights
 - golf balls damaging cars
 - cleaning gutters
 - curbing pets
 - non-Turtlegrass vehicles parked at mail box cluster
 - unsightly dirt road at building 1
 - trailer parking at building 1 and 2 on marina property
 - broken sprinkler heads at building 6
 - sprinkler timing and rain sensors
 - adding fencing at building 6 between Turtlegrass and Bay View Villas
 - update from BPCA and Beach utilities on storm sewer repairs
 - issues with fascia gaps between the 2 floors where awnings are mounted
 - several gates need to be reversed because the locks are on the outside
- e. Mrs. Middleton was asked to poll the Board for possible meeting dates in November to begin budget preparation. Mr. Knowles will also ask Board members to help with some of the maintenance issues discussed.

With no further business to come the Board, it was moved, seconded and carried to adjourn at 6:20 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary