



Resident Newsletter

April 2024

A Message from our Association President

Spring has arrived in full bloom. April and May often offer the best weather of the year in North Florida with cool nights and warm days without much humidity. It encourages us all to get outside and enjoy the fresh air while we tidy up from whatever winter has left in its wake. It brings a spirit of renewal, and the Board of Directors has been tackling several projects to keep our Turnberry Community in its best form as it nears the quarter century mark.

We are just about finished with the bid process for the resurfacing of the roads which we expect to take place in June or July. We investigated applying just topcoat sealing, similar to what Royal Pines did last fall, but closer study revealed that our roads really need to be milled down and then resurfaced. We received three bids for that work and expect to make a final decision soon. Funds for that project are already available in the Reserve Fund.

Earlier this spring, we replaced the pool motor with a rebuilt pool motor that had already been purchased as a back-up. That model is no longer available for purchase as a new model, so we have purchased a variable speed motor with a better design to serve as back up and will replace the rebuilt motor which has a life expectancy of 18-24 months. The variable speed motor will save on electricity costs and has a 5-7-year life expectancy.

The Pool House Restrooms received new paint at about the same time and next week, the filter grids will be replaced. The pool will be closed on April 29th for that repair - May Management will send out a reminder later this week. We had intended to resurface the pool itself this spring, but the cost was higher than we had projected. So, we are now planning to tackle that project at the beginning of next year. Many thanks to Stephanie Schraer and Penny Glasscock of the Pool Committee who have put in so many hours to make sure these things happen.

The age of our community has shown up with the irrigation system. The pump that supplies watering for the front entrance failed in part because it dragged in silt as it drew water from the pond. The contractor would not warranty future pumps and recommended drilling a well for the new pump to draw water from. We received one estimate and expect a second estimate soon. That project is also covered by the Reserve Fund.

We have several events on the calendar. We will hold a Town Hall Meeting at the King and the Bear Courtside Pavilion on May 8th at 6:30 pm. Topics will include a discussion of the proposed change to the Bylaws and Articles of Incorporation to fix the proxy issue that came to our attention last November and prevented us from conducting the annual meeting. Attorney Hannah Rullo from Ansbacher Law will be there to walk us through that process. Residents can also comment on the Draft Revision to the Turnberry Rules and Regulations & Compliance Policy (copy attached to the email that brought this Newsletter) before the vote for final approval takes place at the May 22nd Board of Directors Meeting. The Board began working on this draft last year to clear up ambiguous language and match the description of our procedures to the language of the Turnberry Covenants & Restrictions and Florida Statutes upon which they are based. The Town Hall will conclude with an Open Forum. The Board of Directors encourages all Residents who can attend to do so.

After the Town Hall, the next step will be to hold a vote to change the Bylaws and Articles of Incorporation. That vote will be the first vote that Turnberry will have Electronic Voting available. The Board selected Voteegrity as its electronic voting vendor at the March 28th meeting. May Management will be sending out information on how the new process works as the time for the vote approaches.

Speaking of May Management, Jennifer Horney has joined our May Team as the new assistant to our CAM, Cynthia Quillen. Jennifer's email address is jhorney@maymgt.com and it is always a good idea to CC her if you are trying to get in touch with Cynthia (cquillen@maymgt.com) in case Cynthia is out of the office. May Management has also offered a new App for phones - Ask MAY. The BOD voted to give a 3-month trial to the App beginning May 1st. Cynthia will be getting in touch with residents with information on how to sign up and use Ask MAY as the date approaches.

Another important date to mark on the calendar is the Turnberry Spring Social, Sunday, May 19th from 1:30 to 4:00 pm at the Turnberry Pool House. The Social Committee has prepared a short description of the event (see below). Special thanks to Marcy Carreras, Chris Worthington, Audrey Freed, Ginny Shelton, Barbara Cummings for all their time and planning to bring this about.

As a final note, I have attached a copy of the General Information Guide to St. Augustine that the Welcome Committee gives to new Residents as they move into the Community. It has been recently updated and Linda Ritz, the Chair of the Committee, thought all residents might appreciate having a newer version at their fingertips. I will be asking Steve Cashat, our webmaster, to post this guide on the Turnberry Website (www.turnberrywgv.com) along with our other important community information.

Thank you for taking the time to read this somewhat lengthy message - but it's springtime and the community is bursting with life.

Ed Dunn

Treasurer's Report
(as of Feb. 2024)

Operating Cash	\$113,561
Replacement Fund Cash	\$504,394
Total Operating Equity	\$ 87,874
Surplus/Deficit	(\$15,067)

Mark Your Calendars!!!

Turnberry Annual Meeting
King & Bear Clubhouse 6:30pm

Turnberry Spring Social
Sunday May 19th 1:30pm-4pm
Turnberry Pool

Turnberry Board Meetings
At May Management Offices @ 4:30
May 22nd and July 24th

Spring Cleaning

It is late in Spring so please finish up your projects. Check your mailbox and mailbox post to see if they are in need of replacing. Power wash driveways and curbs.

Invitation

Turnberry Spring Social Event

Sunday, May 19 - 1:30 to 4:00 PM

Please join us to celebrate Spring and get to know your neighbors. We will meet at the Turnberry pool area, and we hope to see you there.

Just bring yourselves - we will provide the food (wraps, snacks, ice cream) and bottled water. This will be a fun event with activities for children and adults. If anyone out there can serve as DJ, please let us know.

We will remind you when it gets closer to the date, but please put this event on your calendar.



If you're planning to attend our celebration, please RSVP to Barb Cummings at (904) 208-8244 by May 13. Please call, text or leave a message with your name, phone number, and number of adults and children who plan to attend.



We're looking forward to seeing you there!