

Resident Newsletter

A Message from our Association President

Amendment Update

The next few weeks are an important time for the Turnberry Homeowners Association. We have until October 17th to reach 146 votes for approval of the Amendments to the Articles of Incorporation and to the Bylaws. As of October 2nd, these are the numbers.

Change in Articles - 110 approved; 13 disapproved

Change in Bylaws - 109 approved; 12 disapproved

The Board of Directors proposal removes the restriction of an officer of the Board from holding more than 5 proxy votes. The sole purpose of designating a proxy is to establish the attendance quorum at the Annual Meeting in November. People who cannot attend the meeting in person designate a proxy who can be counted to meet the 30% membership requirement of 66 members present to hold the annual meeting.

Last November, the Turnberry HOA was unable to hold its Annual Meeting after we failed to achieve a quorum of the membership because that restriction had been discovered. Voting YES for both amendments makes it possible to hold Annual Meetings without a scramble to find proxies for those who cannot attend the meeting in person. Please vote YES before Oct. 17th if you have not already done so.

If you need help with electronic voting - contact support@voteegrity.net

If you have questions about paper ballots - contact jsimballa@maymgt.com

Board of Directors Election

Because there was no Annual Meeting last year, all 5 Board positions are up for election this November. As of this time, 4 current Board Members have indicated that they will not run for reelection. If you would like to include your name on the Election Ballot, please complete the Candidate Information Sheet that was sent out last week and return it to May Management by emailing jhorney@maymgt.com or dropping off the completed form at the May Management Office located at 475 West Town Place, Suite 112 on or before October 11, 2024. Those who wish to run, should plan, if possible, to attend the October 17th Fall Social (details below) at which candidates will have the opportunity to introduce themselves to Homeowners and give a brief (3 minutes or so) background about themselves.

Fall Social - October 17th @ the Courtside Pavilion in the King and the Bear

The Social Committee has planned a Fall Social event that will follow the Special Meeting of the BOD at 4:15 pm to accept the results of the Vote on the Proposed Amendments to the Articles of Incorporation and Bylaws. There will also be a brief Board of Directors meeting to wrap up a few open items. At the conclusion of the BOD Mtg, Candidates for Election to the Board of Directors can introduce themselves as described above. After all the business concludes, there will be light dinner refreshments (fruit and vegetable platters, pinwheel sandwiches, deviled eggs, and cookies for dessert). Beverages include bottled water, lemonade, and iced tea. If you plan to attend, please RSVP by Friday, October 11th to Marcy Contreras either by text (203-313-4224) or email (marcyjose1@outlook.com). This is a great opportunity to socialize with neighbors and friends in the Turnberry Community as well as meet with the candidates for next year's Board of Directors. I hope to see you there.

The Social Committee is also looking for feedback on what kind of social activities homeowners would like to see in the future. Some of the activities they have been considering:

- A drive to collect donations for the Veterans' Home, or the Betty Griffin House, or other charities
- A Chili tasting, or pie baking contest in the neighborhood
- A display of luminaries in front of homes during the Holiday season
- Any other ideas you might want to suggest

Marcy Contreras is again willing to take your feedback (see her contact information above).

This & That

- The semi-annual Turnberry Garage Sale is scheduled for October 26th from 8am to 2 pm
- The BOD approved a new application form for Estate Sales. It should make its way to the Turnberry Website soon, but until then contact May Management if you need one.
- We are scheduling our fall power washing for the sidewalks between the pool and Sandlake Road and the sidewalk at the entrance. It's been a long summer with plenty of dust and debris from storms and road work. If you haven't power washed your sidewalk and driveway area, the fall is a good time to plan to do it or have it done.
- There have been a few gator sightings in the ponds around Turnberry in the last month or two. In each case, Northwest Masters Association contacts the Florida Wildlife Commission (FWC) which makes the determination on whether or not to remove the alligator from the pond. FWC only removes the alligator if it becomes aggressive; otherwise, the alligator is allowed to remain in its natural habitat.
- Budget work for 2025 continues. At this point, the Board anticipates Turnberry HOA fees will go up by \$30 a quarter from \$250 to \$280. We have had some big-ticket items and while the Reserve Fund has handled the bulk of the work, we will need to begin the process of replenishing the Fund for future projects.

Last Thoughts

This is my last newsletter as President of the Turnberry Board of Directors. I have had a tremendous learning experience, but I will admit it was much more work than I anticipated. Nevertheless, it is rewarding to see newly paved roads, a new well for irrigation, and plans in place to resurface the pool and remediate sidewalk imperfections. I was fortunate to step in to a situation where adequate planning for these items had been undertaken and resources were available to get the work done. As Turnberry continues to age, it will continue to require leadership to plan in advance. For those of you out there who have good administrative skills and a willingness to get things done, please consider running for the Board of Directors. Turnberry is a wonderful community and a beautiful place to live; it takes the efforts of all of us working together to keep it that way.

Ed Dunn

Treasurer's Report

(as of Aug 2024)

Operating Cash	\$ 102,548
Replacement Fund Cash (Reserve Fund)	\$ 296,967
Total Operating Equity	\$ 77,747
Surplus/Deficit	(\$ 25,194)

Mark Your Calendars!!!

Turnberry Board Meetings

At May Management Offices

October 17th @ 4:15pm

Special Board Meeting

Fall Social to Follow

November 20th @ 4:00pm



Mark Your calendars

Saturday, October 26th

8am - 2pm