

# TURTLE COVE (GLADES) CONDOMINIUM ASSOCIATION, INC.

1213 Linda Rd.  
Okeechobee, FL 34974-0430  
Phone: 863-824-2240

PRESIDENT – JERRY MORRIS  
SECRETARY – ANGIE SWINDLE

TREASURER – TONY EMERSON

VP – OPEN  
DIRECTOR – JEFF HUDNALL

Monday, June 2, 2025

## MEETING MINUTES

### BOARD OF DIRECTOR MEETING – Second Quarter

- The meeting was called to order at 7:00 pm (EST) by the President.
- A Quorum (3/5 Board Members) was established – Jerry Morris-Present; Angie Swindle-Present; Tony Emerson-Present; Jeff Hudnall-Present. All via video conference. VP - Open.
- **BOARD OF DIRECTORS OPENING:**
  - The president noted the resignation of our VP, thanked him for serving and wished him well.
  - The board decided to continue operating with only four members until the annual meeting in December. At the appropriate time, the secretary will send out notice of the board opening and an election will take place, if necessary, in December.
- **TREASURER REPORT:**
  - The treasurer reported that the required financial information has been sent to all unit owners and posted in the clubhouse. He discussed the reason for the slight differences between our totals and those provided by our accountant.
  - With five months of expenses paid, there are currently no budgetary concerns.
  - As of the meeting, there were two unit owners with outstanding assessments. Interest is accruing on their balances as allowed by Florida law.
- **FIDELITY ACCOUNT MANAGEMENT:**
  - The treasurer reported that the Turtle Cove Investment account is now open and that the Treasurer, Secretary, and President are all on the account with full privileges.
  - The recommended investment strategy (sent previously to all owners) was reviewed in depth and accepted by unanimous vote to be implemented immediately.
- **SEWER PLANT MODIFICATION UPDATE:**
  - The Treasurer reported the State did not approve monies this year for the study on the new sewer plant and land needed for the Jewish Community along with new subdivisions, etc. that would have ultimately helped our situation. It will be requested again next session.
  - The President advised us we may have a better option of getting our sewer under control. We had discussed adding another tank to this however he has been told other plants are having good results with adding chemicals and boards to turn on and off our blowers for better efficiency. We have passed this until our next meeting so we can contact plants that are doing this for better updates. We will be contacting the State to extend our deadline on this matter.
- **ELECTRICAL REPAIRS:**
  - The Director walked us through our options for updating our much-needed electrical issues. This has been neglected for quite some time and needs to be fixed before we have bigger problems. Replacing this and running underground is the best option but also the most expensive. Leaving it overhead will be more cost effective but will still require us to do this one section at a time. We will be getting bids on this

undertaking both ways so we will have an idea of the true costs. This has been tabled for discussion at our next meeting.

- **MANDATORY LIABILITY INSURANCE:**

- The Treasurer talked about Mandatory Insurance for all owners, and this was accepted by the Board. This will now be voted on by the owners. There will be an email sent to all members advising when this vote will occur.

- **WEBSITE DEVELOPMENT:**

- The Treasurer shared the vendors' bids he received for our new website. They were individually discussed and the Board decided to go with Media Giant Design. He will be talking with them to get this up and running at their earliest convenience.

- **ROAD REPAIRS:**

- The Treasurer discussed needing our roads repaired and sealed. There are a lot of cracks and things needing repair for our roads to stay in great shape. We agreed to have someone look at them and give us a bid on this. We will have this information to discuss in further detail next meeting.

- **PET OWNER VIOLATIONS:**

- The Secretary expressed concerns from owners regarding dogs still not being on leashes. It was agreed we would be sending an email to all owners advising them we will be talking to our violation committee members on how to proceed. It was discussed before on 1<sup>st</sup> time violations the owner will be made aware of the situation; 2<sup>nd</sup> time you will receive a letter to adhere to the rule; 3<sup>rd</sup> time and thereafter a fine will be assessed. This will be addressed further at our next meeting.

- **NEW BUSINESS/OPEN FORUM**

1. A unit owner suggested the board consider changing how it accounts for one-time, or limited reoccurrence expenses in the budget versus monthly reoccurring expenses, expressing a preference for utilizing the reserve account and/or more frequent special assessments.
- The third quarter Board of Directors meeting date was set for Monday, September 8, 2025, at 7:00 pm EST. It will be an audio/video conference call only.
  - The Annual Owner's Meeting date was set for Monday, December 8, 2025, at 9:00 am EST in the Turtle Cove clubhouse. The Annual meeting will be in-person only.
  - Meeting was adjourned at 9:18 pm EST

Best wishes,

Angie Swindle, Secretary  
Turtle Cove Condominium Association  
[tccaglades@yahoo.com](mailto:tccaglades@yahoo.com)