

Agenda for the Turtle Cove Board of Directors Meeting

DATE: MARCH 24, 2025 TIME: 9:00 AM EST MEETING TYPE: IN PERSON ONLY

PURPOSE: DISCUSS KEY MATTERS AFFECTING TURTLE COVE

BOARD OF DIRECTOR ATTENDEES:

- JERRY MORRIS (PRESIDENT)
- RANDY SEPERICH (VICE PRESIDENT)
- TONY EMERSON (TREASURER)
- ANGIE SWINDLE (SECRETARY)
- JEFF HUDNALL (DIRECTOR)

AGENDA:

1. WELCOME AND INTRODUCTIONS

- JERRY MORRIS (CHAIR) - OPENING REMARKS

2. ESTABLISH QUORUM (3/5 OF BOARD MEMBERS) – ANGIE SWINDLE

3. REVIEW OPEN ITEMS FROM THE RULES MEETING – RANDY SEPERICH/JERRY MORRIS

4. 2025 BUDGET UPDATE – TONY EMERSON

- BUDGET VS. EXPENSE REVIEW
- STATUS OF OUTSTANDING DUES OWED
- UPDATE OF THE ACCOUNTANT REVIEW DOCUMENTS (AUDIT)

5. UPDATE AND VOTE ON FINAL DIRECTION FOR SEWER PLANT

6. REVIEW OPTIONS FOR BYLAW CHANGES AND POSSIBLY VOTE TO REQUIRE LIABILITY INSURANCE FOR ALL UNITS

7. PROJECT UPDATES

- A. BATHROOM REMODEL – PROJECT UPDATE AND BUDGET DETAILS – JEFF
- B. SEWER PLANT GRANT PROGRESS – JERRY
- C. SEWER PLANT REPAIRS – JEFF/CHRIS KING
- D. WEBSITE PLAN AND TIMELINE – TONY

8. ACCEPT FRAMEWORK AND DOCUMENTATION FOR THE VIOLATIONS COMMITTEE – TONY

9. ADJOURNMENT

- JERRY MORRIS (CHAIR) - MOTION TO ADJOURN