

# 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

V-P – RANDY SEPERICH  
DIRECTOR – JEFF HUDNALL

Monday, March 24, 2025

## MEETING MINUTES

### BOARD OF DIRECTOR MEETING – First Quarter

- The meeting was called to order at 9:00 am (EST) by Jerry Morris.
- A Quorum (3/5 Board Members) was established – Jerry Morris-Present; Randy Seperich-Present; Angie Swindle-Present; Tony Emerson-Present; Jeff Hudnall-Present via telephone.
- **PROJECT UPDATES:**
  1. Tony reported he received the first draft Statement of Cash Flows from the accountant covering 2024. It has been reviewed and returned with changes. The final document should be released soon. Tony will forward it to all members at that time. He also reported there were no budgetary concerns at this point although we have gone through about half of our \$10,000 budget for sewer plant repairs so far this year. However, that is to be expected since the load going to the plant is always highest in winter. Finally, he mentioned we had the highest water bill in two years but attributed it to a water leak near Lot 25 that was recently repaired. The board encouraged everyone to keep an eye out and call a board member if they see anything that doesn't look right, like pooling water, etc that may indicate a problem.
  2. Sewer Plant Modification: After a quick review of the three options that were detailed by our engineer and discussed at the previous board meetings, the Board has decided to move forward with the expansion of the footprint of our sewer plant with an estimated cost of between \$70,000 and \$100,000, in order to bring Turtle Cove into compliance with new state regulations for nitrogen and phosphorus discharges. After discussing the possibility of having municipal sewer service in the park in the next 5-7 years, the Board agreed to discuss with our engineer the possibility of getting a variance from the State of Florida, which would either delay or stop the need for our plant expansion. This is probably a long shot but still worth asking.
    - a. In the meantime, a Motion was made by Tony for the Engineer to start determining State approval – 2<sup>nd</sup> by Randy and carried 5-0.Jerry updated the members in attendance regarding the significant amount of repair work that had been done to the sewer plant this year by owners in the park that saved us thousands of dollars. This work included installing new motors, blowers and electrical upgrades to the control panel.
  3. Insurance options: We have asked Pritchett's Insurance to look into different options for us to keep our costs down.
  4. Website: We are getting bids on this and will have better updates at the next meeting.
  5. Bathroom Remodel: Jeff reported the bathroom remodel went well. It is 90% finished with a little sanding and painting left in the front bathroom. The rear bathroom will have the remodel work done early this fall and will match the front bathroom. So far, we have spent \$4,979 with the balance of the work expected to stay within the \$9,000 budget. Jeff thanked several volunteers for their help with the project.

- **NEW BUSINESS**

1. The computer will need to be replaced soon. The monitor went out and the old computer cannot be updated with the new Microsoft programs. We are hoping to have this updated by the second quarter.
  2. In previous meetings, the board discussed opening a Fidelity Investment Account in Turtle Cove's name for the purpose of investing reserve funds in FDIC Insured CDs in order to earn a higher rate of interest. Tony reminded the Board we earned about \$100 in interest last year on over \$100,000. Once the account is opened, the Board will determine how much to transfer and invest.
    - a. Motion was made by Tony to open a Fidelity Account in Turtle Cove's name and transfer the minimum needed to establish the account. Motion 2<sup>nd</sup> by Randy and carried 5-0.
  3. Mandating Owners to maintain Liability Insurance. Tony reminded the Board he checked with our Attorneys and they advised us we would have to change our By-Laws to do this. Tony used their guidance to write a first draft by-law change. All board members will provide suggested changes and Tony will go back to the attorneys for final wording. Final draft wording will be approved by the board at the Second Quarter Meeting.
  4. Selling Lots in TCCA: It is the responsibility of the Owners to make sure the NEW Owners/Buyers receive the paperwork that is needed for them to be approved by the Board to live here. If they Do Not have this paperwork completed, the Sale will be postponed.
- David Garrett volunteered to take care of incoming/forwarding mail. Was approved by all.
  - Our next meeting is set for June 2, 2025 at 7:00pm EST.
  - Meeting was adjourned at 10:47am EST

Best wishes,

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