

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, July 16, 2025

MEETING MINUTES

BOARD OF DIRECTOR MEETING – Special Meeting Regarding the Sewer Plant

- This meeting was called exclusively to discuss the ORP system solution for the sewer plant and to vote on the proposal that was presented to the board. Additionally, the Treasurer introduced a possible solution for funding the modification as well as other urgent capital project needs in the park.
- The meeting was called to order at 7:00 pm (EST) by the President.
- A Quorum (4/5 Board Members) was established – Jerry Morris-Present; Angie Swindle-Present; Tony EmersonPresent; Jeff Hudnall-Present. All via video conference. VP - Open.
- **SEWER PLANT MODIFICATION UPDATE:**
 - The Treasurer reviewed the history and options regarding the sewer plant modification project. ○ The proposal from Jan and Jeff (J&J) Services for the installation of an ORP system was discussed at length.
 - The proposal did not include the cost of grounding the sewer plant. A subsequent proposal for grounding was received by the board for \$6,500.
 - After discussion, the board voted 4-0 to accept the proposal from J&J and proceed with the project. A copy of the contract as well as a memorandum written by Turtle Cove and agreed to by J&J were sent previously to all owners. These documents can be viewed on the TC website as well.
 - However, there were significant questions regarding the grounding portion of the project and the board decided to seek more information. Ultimately, the board decided to move forward with this portion of the project as well pending any significant additional information learned after speaking with the electrical contractor.
- **FINANCING THE SEWER PLANT MODIFICATION AND OTHER URGENT CAPITAL PROJECTS:**
 - The treasurer reported that the \$15,000 of reserve funding authorized at the 2025 annual member's meeting is available to pay for the majority of the modification project. Additionally, the Treasurer will work with our accountant to apply the balance to our sewer plant repair GL. Any financial concerns related to this project will be discussed at the third quarter board meeting, previously scheduled.
 - The board began preliminary discussions regarding how to finance the significant and urgent capital improvement projects in the park which include: upgrade of the remaining six electrical stanchions, seal coating the road and the possibility of reimbursing the reserve fund for the sewer modification.
 - The board feels, because of the significant risk for liability related specifically to the electrical system, the repairs/replacement timeline needs to be accelerated. As a result, bids will be solicited in November with work planned for late spring 2026 (Final Inc side) and late spring 2027 (Glades Newland side). Discussion took place regarding the need for a special assessment to pay for the projects that would be collected in 2026 and 2027. This will be discussed further at the third quarter board meeting.

- **NEW BUSINESS/OPEN FORUM**

1. A unit owner again 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. Action on this was tabled since it was outside the scope of the meeting.

- Reminder that the third quarter Board of Directors meeting will be Monday, September 8, 2025, at 7:00 pm EST. It will be an audio/video conference call only.

clubhouse. The Annual meeting will be in-person only.

Meeting was adjourned at 8:10 pm EST

Angie Swindle, Secretary
Turtle Cove Condominium Association
tccaglades@yahoo.com

- Reminder that the Annual Owner's Meeting will be Monday, December 8, 2025, at 9:00 am EST in the Turtle Cove

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Best wishes,