

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, September 8, 2025

MEETING MINUTES

BOARD OF DIRECTOR MEETING – Third 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.
- **TREASURER REPORT:**
 - The treasurer discussed our budget thus far and advised he does not foresee any budget concerns through the end of this year.
 - David Garrett questioned our trash service bills. He asked us to look at the statements to make sure they were charging us the correct amount because he had problems with that before.
 - As of the meeting, all owners, except one, were up to date on their dues.
 - Tony explained his Budget Framework he would like to use for our 2026 Budget that will be discussed at our Annual Owners Meeting in December. This was voted on by the board and approved.
 - Tony advised us we may need a \$750 assessment in 2026.
- **FIDELITY ACCOUNT MANAGEMENT:**
 - The Treasurer reviewed year-to-date interest earnings. The board decided to keep the current balance in our Fidelity account and utilize 3-month CD's as appropriate to maximize interest earnings.
- **SEWER PLANT MODIFICATION UPDATE:**
 - The President made a Motion to accept the proposal for the sewer plant grounding needed for the plant modification. The motion carried. The grounding of the plant and installation of the system should be completed by the end of the month.
- **MANDATORY LIABILITY INSURANCE:**
 - Mandatory Liability Insurance will be voted on by our owners at our Annual Meeting in December. We will be sending ballots out to our members within the necessary timeline.
- **WEBSITE DEVELOPMENT:**
 - We would love to encourage everyone to get on our new website and look around. While you are there, please sign up so you can fully take advantage of all it has to offer. Our website is: www.tccaglades.com
- **BATHROOM REMODEL:**

Jeff advised us he will be finishing the other bathroom remodel this year. We have the money in the budget and will get on this when we all get back down here.
- **ROAD REPAIRS:**
 - The Treasurer had discussed needing our roads sealed in our previous meeting. It was decided this would be completed next summer while its hot and there a fewer people in the park.

- **PET OWNER VIOLATIONS:**

- From previous meeting discussions, the Board discussed and decided to write a letter and send to all owners regarding not only Pet Violations but all infractions that could be taken to the Violations Committee. It will also cover steps that will happen as violations occur. This will be discussed at the Owner's Meeting in December.

- **NEW BUSINESS/OPEN FORUM**

- Tony advised us Condo Associations are now required to allow owners to vote by email. Motion was made and carried to start this with our December Meeting.
- If you are planning to run for office, you will need to get with our secretary and get the proper forms filled out. This must be turned in by October 29, 2025. The deadline for candidates to submit a written candidate information sheet that must be included with our meeting notice is November 3, 2025.
- **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 8:48 pm EST

Best wishes,

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