

2026 Annual Meeting

Turtle Cove (Glades) Condominium Association, Inc

December 8, 2025 - 9 a.m.

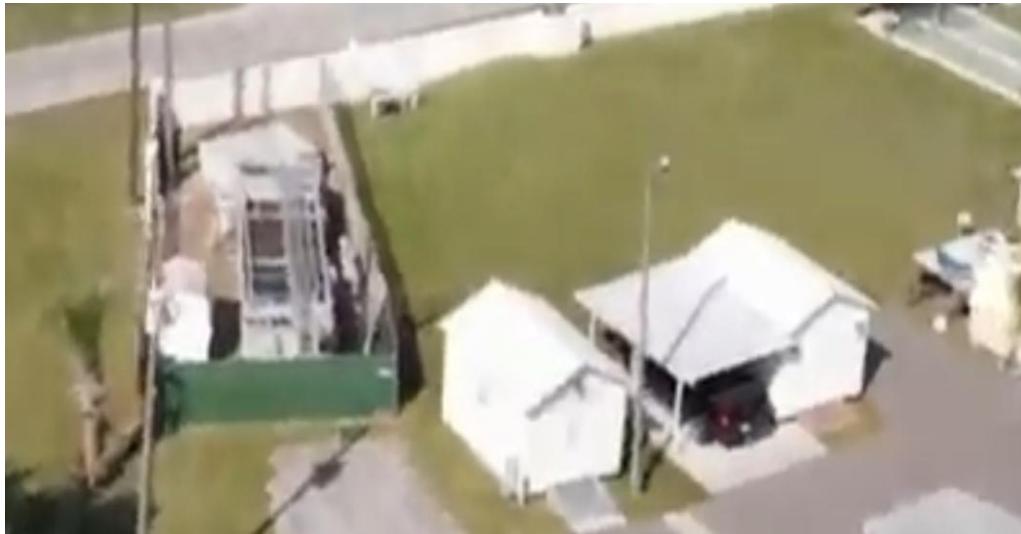


Meeting Topics

- 1. Call to order - President**
- 2. Pledge of allegiance - All**
- 3. Roll call and certification of proxies - Secretary**
- 4. Proof of notice and Reading of and approval of minutes - Secretary**

Meeting Topics

Director Reports



- Sewer Plant Compliance Project – President
- Road Repair/Seal Coating – President

Meeting Topics

Director Reports

- Rule Compliance Policy Review and Discussion – Secretary

Policy Details...

- First Violation – Discussion with board member
- Second Violation – Written Notice
- Third Violation – Referral to Violations Committee for fine
- Steps can be skipped depending on severity at the board's discretion

Meeting Topics

Director Reports

- Bathroom Remodel Update – Director
 - Timeline
 - Remaining work



Meeting Topics

Director Reports

- Electrical infrastructure review and discussion – Director

- Scope of work
- Timeline
- Cost
- Pitfalls



Meeting Topics

Director Reports

- Website Demo - Treasurer
- Violations Committee – Treasurer

Budget Review - Operations

2025 Budget Highlights

- Income - \$127,750 (\$1825*70)
- Expenses - \$127,310
 - Sewer plant operations (\$3190)
 - Water (**\$1315**)
 - Sewer plant repairs (**\$6107**)
 - Trash (**\$703**)
 - Insurance (\$1201)
- Difference Income Vs. Expenses
\$400

2026 Budget Highlights

- Expenses - \$122,324
 - Office Expense/Website
 - Trash
 - Sewer plant repairs
- Condo Dues unchanged
 - \$1900 total for 2026

Reserve Fund Notes

- Reserve funding is a priority for the board and required by state law.
- End of year 2025 Reserve Fund balance – \$101,408 (last year \$108,978).
- Continue adding \$75 per owner which is included in your \$1900 assessment (\$5,350).
- Fidelity Account/Interest:
 - 2024 \$100 vs. 2025 \$2179 vs. 2026 est. \$3424

Voting for the 2026 Budget

- We will now hold the vote for the 2026 annual budget
 - \$1,900 total
 - Includes \$75 invested back into reserves

Budget Notes

2025 Condo Fees - Members can pay annually or quarterly.

If quarterly...

- Dues are due on the first day of every quarter (Jan 1, Apr 1, Jul 1, Oct 1) in the TC clubhouse.
- Quarterly payments for 2026 will be \$475 each.
- Ten-day grace period.
- Interest will be charged for late payments (18% annually).

Special Assessment 26/27

The board is anticipating the need for a special assessment in both 2026 and 2027 for the following:

- 2026 – Pay back \$15,000 from sewer plant project, \$9,000 for roads, unknown for electric upgrade (three stanchions on Final Inc side), \$8,000 for mailboxes
- 2027 – unknown for electric upgrade (three stanchions Glades Newland side).
- Set date for Board Meeting/Special Assessment decision

Committee Reports

- Trailer Lot Committee - Jerry
- Activity Committee – Rachel
- Mail Committee - David

Unfinished/New Business

- Unfinished Business
 - Open to members or the board to discuss any unfinished business.
- New Business



Close

Don't forget to check the Turtle Cove website for upcoming meetings including...

- Board Organizational Mtg
- Board/Violations Committee Mtg
- Board Special Assessment Mtg
- Board First Quarter Mtg