

# 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, December 8, 2025

## MEETING MINUTES ANNUAL OWNERS MEETING

- The meeting was called to order at 9:00 AM(EST) by the President.
- The Pledge of Allegiance was recited.
- A Quorum (4/5 Board Members) was established – Jerry Morris-Present; Angie Swindle-Present; Tony Emerson-Present; Jeff Hudnall-Present. VP - Open.
- The Secretary called the roll, along with certifying the proxies and emailed ballots.
- The reading of the unapproved minutes from the December 2024 Meeting was waived and approved by all owners.
- **PRESIDENT REPORT:**
  - The President discussed our sewer plant modification advising us the new Probe that was installed is working well.
  - He also discussed our road repairs. Our roads are needing to be repaired and resealed, and we are obtaining bids on this now. This will not be started until this summer after most of the owners leave so there will not be as much traffic driving on them.
- **SECRETARY REPORT:**
  - The Secretary reviewed the new Rule Compliance Policy which also included the steps that will be taken if there is a violation in the park. A copy of this document had been previously sent to all owners.
- **DIRECTOR REPORT:**
  - The Director updated us on the other bathroom remodel which will be starting soon. We still have money left over in our budget for this improvement.
  - He discussed our electrical infrastructure and informed us he will be getting with FPL and an electrician to get a better idea of what may be required in order to repair our lines, electrical boxes, meters, etc. There was discussion from several owners regarding continuing overhead lines vs. going underground, the latter being the most effective when considering high winds and /or hurricanes. He will be asking about both options along with getting bids both ways.
- **TREASURER REPORT:**
  - The Treasurer gave a demonstration on how to get on the website and find all the pertinent details of TCCA. If anyone is having problems signing in to this, please contact him.
  - He gave us a brief review of the 2025 expenses and showed us the overview plan of our 2026 expenses and revenue. He advised us the HOA Fees for 2026 would be \$1900. \$1825 for HOA Fees and \$75 will go into reserves. He also showed us our projected Five-Year Budget Plan.
  - A vote was taken on the proposed 2026 budget and was passed.
  - He also reviewed the special assessment details and announced we will inform everyone on the date for the special assessment meeting when we complete our analysis on the electric options.

- **MANDATORY LIABILITY INSURANCE:**

- A discussion was had regarding the Mandatory Liability change and a vote was taken. The Secretary tabulated the votes and had to continue the voting on this matter. The reason this was continued is because there must be a 51% vote either yes or no to have a result. Therefore, you must continue to let owners vote until you reach that number. The number was attained and passed 38 Yes to 16 No.

- **REPORTS OF COMMITTEES:**

- Rachel, from the Activities Committee, encouraged everyone to please start attending their meetings to give new input on things you would like to see happening in Turtle Cove this year. The calendar of events and activities is always posted on the bulletin board in the Clubhouse.
- David will continue to handle our mail, sorting, forwarding, etc. Tony and Jill have agreed to help David during the winter when we are all here.

- **NEW BUSINESS/OPEN FORUM**

- The Board has decided It is in our best interest to update our mail system. Our plans are to purchase individual locked mailboxes for all owners, with each owner having their own key. They will be placed outside in the front of our Clubhouse for easy access. The Post Office will place all mail in a locked bin until our mail personnel distributes it into the owner's mailbox. We are in the process of purchasing said mailbox units at this time.
- A discussion was had about beautifying our Park by planting trees and plants around the Sewer Plant and other areas that may need it. If you would like to contribute to this, please talk to a board member.

- **Our 1<sup>st</sup> Quarter meeting will be held on March 9, 2026, at 9:00AM. This meeting will be in-person only.**

- Meeting was adjourned at 10:47AM

Best wishes,

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