

Turtle Rock Community Association, Inc.

8500 Turtle Rock Boulevard
Sarasota, FL 34238

December 2, 2025

Dear Turtle Rock Homeowner,

The Turtle Rock Association Board of Governors is currently seeking nominees to fill two three-year term vacancies on the Board to be elected at the Turtle Rock Annual Home Owners' Association (HOA) Members' Meeting taking place on Thursday, February 26, 2026.

The enclosed materials provide you with information, supporting materials, and an application. The application form is also available on the TR website as a fillable form. If you are interested in becoming a candidate for election to the Board, please refer to the complete set of documents in order to be informed and aware of all the requirements and expectations. Service on the Board is demanding; it is also an amazing opportunity to sustain all that is good in our community and work on the challenges we face.

All applications are due in the Turtle Rock Community Center office **NO LATER THAN 1 PM on Friday, January 9, 2026**. Late applications will **NOT** be considered.

The Election Committee will be reviewing and approving the applications solely for completeness, timeliness and adherence to the basic eligibility criteria. They will be presented mid-late January to the community for information and a vote at the February 26 meeting. The information will also be posted on the website. If more candidates self-nominate than the two upcoming vacancies, a "Meet the Candidates Night" will be held 3 weeks prior to the election in the Turtle Rock Community Center, and via Zoom, on Thursday, February 5, 2026 at 6:30 pm. *Prospective candidates will be required to attend this event.*

The Annual Members' Meeting will be held in the Turtle Rock Community Center on Thursday, February 26, 2026 starting at 6:30 PM. If the number of candidates exceeds the two vacancies, HOA certified ballots completed by members in advance, will be counted by the Election Committee during this meeting, and newly elected Board members installed. If there are two candidates for the two vacancies, the duly approved candidates will be installed without a vote. An Organizational Meeting of the Board will follow immediately following the Members' Meeting, at which time the Board elects its officers. All Board members are expected to attend the Organizational Meeting.

We encourage all qualified owners with the skillset and desire who are willing to dedicate their time and energy toward being part of the community leadership to submit an application.

If you have any questions, please reach out to one of your Election Committee members (email contact information below) or the Turtle Rock office at 941-921-3865.

Thank you in advance for your consideration,

The Turtle Rock Community Association Election Committee

Curt Gilroy, Board Liaison
Patty Fleming, Co-Chair
Dodie Neuhauser, Co-Chair
Karen Hewitt, Member
Barbara Livingston, Member
Judy Molnar, Member

curtgilroy@gmail.com
pflemingcp@hotmail.com
dodieyn@icloud.com
lesandkarenhewitt@gmail.com
BL523@comcast.net
Spinnin45@yahoo.com

TURTLE ROCK COMMUNITY ASSOCIATION, INC.
2026 Board of Governors
CANDIDATE INFORMATION SHEET
ALL APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE
NO LATER THAN 1pm on Friday, January 9, 2026.

The Board of Governors' appointed Election Committee is seeking candidates to serve on the Board to commence in February of 2026.

Eligible candidates include any Turtle Rock Home Owner Association Member of record who:

1. Self nominates
2. Is at least 21 years of age
3. Is eligible to serve according to FL Statute 720.306 (9) and the Turtle Rock Bylaws (Please review these at www.myturtlerock.com under heading Community Association/Documents)
4. Is not delinquent in the payment of any dues, fine or other monetary obligation to the Association
5. Files a timely and completed application
6. Has not been convicted of any offense which is considered a felony, unless such felon's civil rights have been restored for at least 5 years from the date applications are due to be submitted.

REQUIREMENTS AND EXPECTATIONS:

The following is a list of requirements for Board Service:

Have prior service on a committee, Task Force, Board, with a community organization or related experiences

- ✓ Certify knowledge and understanding of the Turtle Rock Community Association's Declaration of Protective Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws and the latest version of the Turtle Rock Owners' Manual (TROM)
- ✓ Certify knowledge and understanding of FL Statutes pertaining to HOAs, especially 720
- ✓ Take, and satisfactorily complete, HOA Board Certification course through a division-approved education provider (offered online and free of charge), counts for 4 CED hours for year 1
- ✓ Complete 4 hours of CED, continuing education, annually, for years 2 and 3
- ✓ Acknowledge and agree to the Turtle Rock Code of Ethics
- ✓ Appear in person for the "Meet the Candidates Night" held in the Community Center three weeks prior to the election on February 5, 2026
- ✓ Serve a 3-year term
- ✓ Attend all Board meetings (with no more than 5 meetings to be attended via teleconference), unless prior arrangements have been made through the Board President
- ✓ Hold the position of Board Liaison for one (or more) committees or Task Forces, and by doing so, serve as the bridge between the working group and other members of the Board

The following is a list of expectations for Board Service:

- ✓ Spend the time needed to uphold the documents and policies to the best of one's abilities, agree to faithfully discharge one's fiduciary responsibility to the Association's members, and be fully prepared for all Board, committee or other pre/post meetings necessary in Board meeting preparation
- ✓ Actively listen and respond with respect to fellow Board, committee, community members, management, and vendors
- ✓ Donate a minimum of four to six hours a month for meetings, planning, participating with committees, review of reports and other correspondence, etc.
- ✓ Agree to use good business and personal judgment in their role as a Board Member. Governors cannot be compensated for their time and effort, and all members agree not to realize any personal gain from their involvement on the Board of Governors.

Turtle Rock Community Association, Inc.

2026 Board of Governors

Candidate Application Form

This form (plus separate sheet as needed to complete) must be submitted to the Community Center office -OR- emailed to communitymanager@myturtlerock.com

NO LATER THAN 1 PM on Friday, January 9, 2026.

Please complete with typed concise statements.

Homeowner Name: _____ Property Address: _____

Preferred Phone: _____ Email: _____

Please submit a short bio and a photograph for publication on the Turtle Rock website and in the newsletter. It may be emailed to communitymanager@myturtlerock.com.

1. Have you read and become familiar with the Turtle Rock Governing Documents?

2. Are you currently under citation for any unresolved Association rules, violations, or County requirements affecting Association interests?

If yes, please explain: _____

3. Are you in arrears greater than 90 days for any dues or fines to the Association?

4. Have you been convicted of any offense that is considered a felony?

If yes, have your civil rights already been restored or will they be for at least 5 years as of February 26, 2026? Please provide any statement you wish to make in this regard.

5. How long have you lived in Turtle Rock? _____

6. Why did you choose to move into a deed-restricted community? How would you explain "deed restricted HOA" to a prospective homeowner? _____

7. Why do you want to be a board member? _____

8. Please provide information on your background and general experience. _____

9. Please share your participation in the Turtle Rock Community with clubs or other activities. _____

10. Have you served on an HOA committee or as a board member in any other community in the past? If so, what committee, position and when? _____

11. What are the issues you are most concerned about in the community? _____

12. Would you have any conflicts of interest? If yes, please share. _____

13. Are you a team player? Please give an example. _____

14. In what ways can you enhance the TR Board of Governors? _____

15. What do you anticipate would be the biggest challenges of this role? _____

16. Describe what you believe to be the two (2) major areas of Turtle Rock that need improvement. How would you propose to achieve them? _____

17. Are you comfortable making hard decisions. Please elaborate. _____

Do you acknowledge and agree to the following requirements and expectations for service? Please check each item.

- _____ Certify knowledge and understanding of the Turtle Rock Community Association’s Declaration of Protective Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws and the latest version of the Turtle Rock Owners’ Manual (TROM)
- _____ Certify knowledge and understanding of FL Statutes pertaining to HOAs, especially 720
- _____ Acknowledge and agree to the Turtle Rock Code of Ethics
- _____ Appear in person for the “Meet the Candidates Night” held in the Community Center 3 weeks prior to the election on February 5, 2026
- _____ Serve a 3-year term
- _____ Take, and satisfactorily complete, HOA Board Certification course through a division-approved education provider
- _____ Attend all Board meetings (with no more than 5 meetings to be attended via teleconference), unless prior arrangements have been made through the Board President
- _____ Hold the position of Board Liaison for one (or more) committees or Task Forces and by doing so, serve as the bridge between the working group and other members of the Board
- _____ Spend the time needed to uphold the documents and policies to the best of your ability, agree to faithfully discharge your fiduciary responsibility to the Association’s members, and be fully prepared for all Board, committee or other meetings necessary in Board meeting preparation
- _____ Actively listen and respond with respect to fellow board, committee, community members, management, and vendors
- _____ Donate a minimum of 4-6 hours (often more needed) a month for meetings, planning, participating with committees, review of reports and other correspondence, etc.
- _____ Use good business and personal judgment in your role as a Board Member. Governors cannot be compensated for their time and effort, and all members agree not to realize any personal gain from their involvement on the Board of Governors.

I hereby certify to the Association’s Election Committee that I am a Turtle Rock homeowner of record in good standing in accordance with the Turtle Rock Bylaws and am eligible to run for Board office. I further attest that the answers to the forgoing questions are correct to the best of my knowledge and that I acknowledge and agree to each of the requirements and expectations for Board service noted herein. Please place my name on the nominating ballot for the Board of Governors.

Candidate Signature: _____ Date: _____