



# Turtle Rock Newsletter

*The Best Place on Palmer Ranch*

**January 2022**

## President's Message

Greetings Turtle Rock:

I hope everyone enjoyed a safe and Happy New Year!

As we move into 2022, we are approaching our Annual Member Meeting, which will be held on February 1, 2022 in the Community Center. This meeting is YOUR meeting, where you can be heard. I encourage everyone to attend either in person or on Zoom. At the subsequent Organizational Meeting, the new Board will elect its officers and appoint committees. As always, there will be both opportunities and challenges for the new Board. With the support of the Turtle Rock community, the new Board will continue the work necessary to ensure that Turtle Rock remains one of the most fiscally sound and desirable communities on Palmer Ranch.

The Natural Assets Committee reports that the pond shoreline restoration work is

complete on Pond 13 (Sabal Lake large pond), including the installation of aquatic plants.

Ponds 9 (SE corner of Nice Way and Turtle Rock Blvd) and 12 (small Sabal Lake pond on the east side of Turtle Rock Blvd) are scheduled next for shoreline restoration, with work on Pond 9 scheduled to start by the end of January 2022.

The FIRM (Finance, Investments, & Risk Management) is working on a new contract with Sunstate Management to continue as our property management company, focusing on revised compliance policy and enforcement procedures. These are being implemented in 2022 with the objective of reducing the number of viola-



**David Bryan**

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**The Turtle Rock Newsletter proof readers check articles for errors in spelling, punctuation, grammar, and sentence structure.**

**The author of each article is responsible for the factual accuracy.**

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## President's Message, Continued

tions, while improving the overall appearance of Turtle Rock.

The Communications Committee will implement *The Help Desk* starting the 2nd week in January, teaching volunteers who will sit at the clubhouse to assist our property manager with many of the day-to-day activities, such as answering questions and providing forms.

The TROM (Turtle Rock Owner's Manual) update task force has sent a draft of the revised TROM to the Board to review and provide any suggested edits, after which the draft will be sent to our attorney for review. We hope to have the revised TROM finished in time to present it to the Board at the January meeting for adoption.

### December Board Actions

- ♦ approve the revised Turtle Rock compliance policy that will be incorporated into the revised TROM.
- ♦ approve the start date for the gate attendant pay increase retroactively to November 1, 2021 (originally January 1, 2022). This exceeds the 2021 budget by approx. \$4000, but it is needed to help Allied hire and retain attendants.
- ♦ approve purchase and installation of a new lighted fountain for Pond 1 (the pond at the south gate). If the new fountain is in stock, it should be installed by the end of January.

### January 4, 2022 at 6:30 pm is the next Board of Governors meeting.

**The meeting will be held in the clubhouse with limited seating available, and also be available on ZOOM. Log-in link and call-in phone number will be provided along with the agenda by email. Please plan to attend.**

## TR Board Nominations Committee

**The 2022 Board of Governors:** The Nominations Committee for the upcoming Board of Governors was named by the Board at the November meeting. Grace Sammon and Ivan Gould are Co-Chairs, Angela Hilton Calvo the Board Liaison.

Board President David Bryan and Board Member John Burke will be leaving their seats at the end of their term. We sincerely thank David Bryan for his leadership, and John Burke for his dedicated service.

Eblasts went out to all owners regarding the two vacancies, and signs were posted at the gates for the self-nominating process.

Nominations closed at 4pm on Thursday, 23 December. All applications were date stamped, and Grace Sammon was at the Community Center to ensure that adherence was made to the timeline.

Applications from the following owners were received:

Grace Boehm, Hanging Moss Lane  
Kathrin Harris, Sable Lake Circle

The applications of the two candidates will be reviewed as to compliance with HOA practices and fees. Since the number of applicants does not exceed the number of Board vacancies, no "Meet the Candidates" event will be held, and no election is necessary. The candidates will be appointed to the Board at the HOA's Annual Member Meeting held on 1 February at 6:00 pm.

Immediately following the Member Meeting, the 2022 Board is seated and conducts an Organizational Meeting during which officers are chosen and committees are re-established.

The Nominations Committee thanks Ms. Boehm and Ms. Harris for their commitment to Turtle Rock and their interest in serving our community.

# Management Report

By Bob Kresnik, Sunstate



**Happy NEW YEAR from  
your Manager !**

## **Turtle Rock and its amenities**

Turtle Rock has a variety of benefits for their residents to enjoy. Two tennis courts, basketball court, heated swimming pool, outside workout area, nature trail and Community Center (CC). The CC has been used by many of the residents for parties, club meetings and a variety of other celebrations.

Let's cover the CC "dos" and don'ts" —

The CC offers a main room, mini kitchen (microwave, refrigerator, sink only), library, restrooms, and a large partially covered outside patio area. The patio has tables and chairs overlooking one of thirty-one ponds throughout the Turtle Rock community. The main room has a capacity of 55 people. Reservations are simple to make (request forms available on the website or in the office), and rent is a reasonable hourly rate of \$15. Whether you are having a barbeque, or an event catered to the CC, it is a true asset to the community!

There are a few rules that we ask residents

to follow. While using the CC, let your group know that the reservation is for that building, so please don't let your guests take drinks, food or other items to the tennis courts, basketball court, or swimming pool area. If your guests do visit the pool or other areas, you must accompany them.

When you are done with the CC, we ask that all trash is bagged up and removed. Please vacuum the inner area and sweep the outer area after each use. Place all tables and chairs as you found them. Lock both the rear and front door, and drop the key in the black box right outside the CC door.

Thanks for the team effort in taking care of these amenities.

Your manager,

**Bob Kresnik, CAM**

**Cell: 941-870-9855**

**TR office: 941-921-3865**

**Sunstate Management**

**communitymanager@myturtlerock.com**







# Treasurer's Report

By Robert Oram



## Year-To-Date Ending November 30, 2021

	Actual	Budget
Assessments and other income	\$1,344,872.25	\$1,341,528.83
<b>Operating Expenses*</b>		
General and Administrative	\$ 348,291.06	\$ 377,428.35
Common Grounds	200,061.37	197,526.09
Access Control/Gatehouse	248,109.65	248,037.17
Facilities Maintenance	147,663.64	177,604.18
Utilities	64,736.15	76,083.34

\*Expenses were \$12,410.43 below budget, bringing the 2021 surplus to \$70,357.28

### Reserve Expenses

Contribution	\$ 264,849.75	\$ 264,849.75
Site Improvements	-368,492.42*	
Furn. Fixtures & Equip.	-28,001.48	
Roads & Parking	-8,314.00**	

\*75,418 +16,632 Crosscreek Environmental payments for pond work.

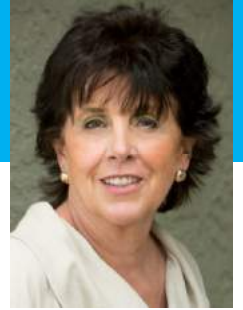
\*\*Payment to Artistic Concrete

### Assessments

Outstanding HOA Fees:	\$	162.53	(1-30 days);
		10,161.56	(31-90 days)
		<u>5,680.85</u>	(>90 days)
Total		\$16,004.94	

# Communications Committee

By: Grace Sammon, Secretary



**The Welcome Team** is working closely with management each month with the goal of personally greeting new residents. Our “go to” list is generated by the management company based on the resident information forms. Eight new families were welcomed in December.

While we try to reach everyone, we know we have missed some of you. Our team is led by Steve West on Hanging Moss Lane and Emily Miller on Far Oak Circle. They will call, text or email and ask if there is a time when a member of the team can stop by, answer questions, and bring a small welcome gift. If you are a new resident since June of 2021 and have not been welcomed, or if you know of a neighbor that has not, please let Steve or Emily know. We will be happy to stop by. If you are not in town, don't want a visit (and the really cool Tervis Tumbler), but have questions – we are happy to answer those as well.

Contact:

Steve West — 3buzybeez@gmail.com or  
Emily Miller — emillah3@gmail.com



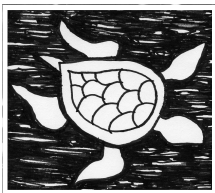
## **The Help Desk is Opening!!**

Originally called the Welcome Desk, the Communications Committee is excited to announce the *opening of the Help Desk this month!* Patty Fleming of Deerbrook Circle is spearheading this effort along with a team of volunteers. The Help Desk is being instituted to provide a service to residents and to help streamline the workload of our manager, Bob Kresnik. Several years ago, the management team consisted of a manager and an assistant. The assistant was able to field questions, answer phones, greet residents, and distribute materials. Without an assistant, Bob's work flow is frequently interrupted. Often his many duties require him to be out on property working with vendors or completing compliance runs. At these times, there is no one to help in the Community Center office.

Initial hours for the Help Desk will be  
***Mondays and Fridays***  
***from 9:00 am to Noon***, starting January 10.

As the volunteers get up to speed, and needs are assessed, we hope to expand those hours.

Orientation for volunteers will be held Thursday January 6<sup>th</sup> at the Community Center at 3:15. If you are interested in working at the Help Desk, or if you'd like to learn more, please contact Patty Fleming at 219-616-0101, or email pflemingcp@hotmail.com. Let's build this together.



# Turtle Rock Academy Lecture Series

By: Bette Mills, Chair



## Presenting The Turtle Rock Academy 2022

**WHAT:** A series of 1-hour lectures on topics of interest to a wide range of people.

**WHEN:** Once a month, January thru April, usually on a Thursday afternoon from 2-3pm.

**WHERE:** The Turtle Rock Community Center

**WHY:** To inform, educate, and entertain the residents of Turtle Rock

**WHO:** You!

The theme of the 2022 season is “Everything Old is New Again” and will highlight venerable Sarasota institutions that have exciting new happenings.



We will kick off the season on Thursday afternoon, **January 20, at 2pm** with something that has been the talk of the town for some time in southwest Florida. **Mote Marine Laboratory and Aquarium** is expanding. Mote SEA (Science Education Program), planned for Nathan Benderson Park, is projected to inspire 700,000 visitors from the Sarasota-Manatee region and around the world each year with incredible displays of marine life, interactive technology and windows into Mote's amazing science.

Join us on January 20th and hear long time Mote volunteer, docent and speaker (and former Turtle Rock resident) Ann Walborn, who will share Mote's history, ground-breaking expanding research, conservation and education programs. We will also be joined by Michael Moore, who is leading the Campaign for Mote's Science Education Aquarium, He will transport you **BEHIND THE SCENES** with a virtual tour of MOTE SEA.

We promise you will leave inspired and wanting to learn more!

Rendering of MOTE Marine's SEA for which construction has begun at Nathan Benderson Park.

## **MARK your CALENDARS:**



**FEBRUARY 17—**  
Recognizing a Nation  
of Service:  
A Legacy of Patriotism

**MARCH 17—**  
Dolly Jacobs  
The Circus  
Conservatory







# Natural Assets Committee

By: Michelle van Schouwen, Secretary NAC



## 2022: The Year of the Nature Trail

Happy new year, Turtle Rock residents! In 2022, the Natural Assets Committee will continue to improve the access, appeal, and navigability of our nature trail. You'll find the trail by crossing the bridge behind the community center. It offers approximately two miles of woodland and open-area strolling. During 2021, the committee reopened some previously overgrown areas of trail. We are exploring trail bridge improvements, navigational signage and mapping, screening where needed to enhance privacy, and potentially a kayak ramp near the main bridge. This year, the committee also plans to offer **guided nature trail walks**, likely including early morning birding and midday explorations. We're sharing a few recent photos taken along the trail. Do you have nature trail photos you'd like to share? Please let the Natural Assets Committee know (email Melody Barackman at [mbintherock@gmail.com](mailto:mbintherock@gmail.com) or me at [mmvanschouwen@gmail.com](mailto:mmvanschouwen@gmail.com)).

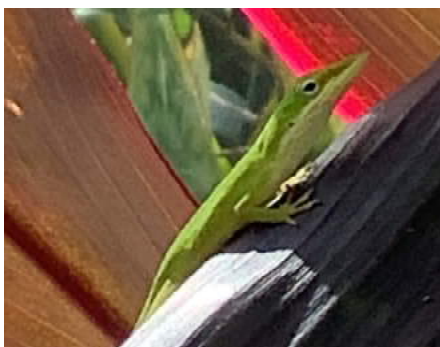


Photo credits, Don Robear: Egret and wood stork, Florida milkweed, roseate spoonbill, morning tranquility, native green anole. Logo created by Barry Domenick, TR Resident

# Architectural Review Committee

By Curt Gilroy, Chair



The ARC trusts that everyone in Turtle Rock enjoyed a happy holiday season and is looking forward to the new year with anticipation and optimism. The ARC had another busy month in December with many applications for home and property improvements.

The circumstances over the last twelve months have resulted in us spending more time at home and, consequently, planning and implementing more home improvement projects. As a result, the ARC experienced one of its busiest years in 2021. In doing so, we have enjoyed interacting with many Turtle Rock residents, approving many lovely property enhancements, and offering suggestions and advice when asked.

In recognition of our residents' many initiatives to maintain and improve their properties, **we are announcing a CONTEST.** We invite everyone to submit a guess as to how

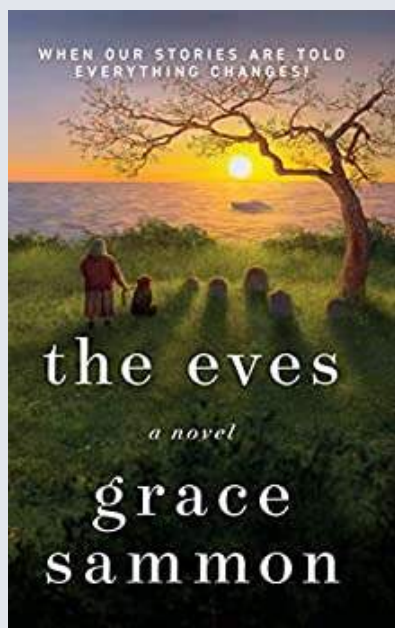
many ARC requests were received in 2021. The winner who comes closest without going over will receive a \$25 gift certificate from *Total Wine*.

Please submit your guess via email to **tr.arc.confirm@gmail.com** no later than January 15, 2022. Please include your name and street address. The winner will be announced in the February newsletter. Members of the ARC, as well as the Board of Governors, are not eligible.

The ARC looks forward to another banner year of requests for home improvements in 2022, and appreciates all the investments our residents undertake to make Turtle Rock a most appealing environment in which to live. On behalf of our team – Bethany Cox, Jim Vaughan, Chuck Barackman, and Margaret Borrows, as well as our Board liaison, Deirdre Cronin – I wish you a very healthy, safe, and happy new year.

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## Turtle Rock Library Feature Book of the Month



**The Eves** by Grace Sammon (novel), 318 pp

Told through the voice of the psychologically complex Jessica Barnet, this is a multi-generational novel portraying lives lived well and lives in transition. Filled with poignancy and humor, *The Eves* captures the conversations we wish we'd had with our parents if we had taken the opportunity, and the lessons we would want to impart to our children if they were ready to listen.

The book's cover just won Best Cover. **It has been chosen as the book selection for the TRWC Book Club discussion this month.** Turtle Rock resident and Communications Committee secretary Grace Sammon will join the meeting.





# Young Families' Group

By: Jennifer Wick



The **21st Annual Trolley Ride** through the neighborhood on December 11 was a huge success! Families enjoyed a hot cocoa bar sponsored by Mira Mar Pools, children made ornaments before entering the trolley, and everyone enjoyed potluck desserts and snacks. The Knapczyk house on the corner of Deerbrook and TR Blvd (below) was especially colorful this year. Thanks also to CP Realty for offsetting the expense of the trolley not covered by paid tickets from riders.

We're looking forward to planning the next event in spring. Please contact me if you can help! [turtlerockfamilies@gmail.com](mailto:turtlerockfamilies@gmail.com)







# Turtle Rock Women's Club

By Jean Contillo



The ladies of the Turtle Rock Women's Club celebrated the holiday season during our December luncheon. We donned our best as we enjoyed a wonderful luncheon at the beautiful Oaks Country Club. We extend a very special *thank you* to our Luncheon Committee for coordinating such a lovely event.

Also in December, members participated in a Gift/Cookie Exchange and a fun Holiday Bike Ride through the neighborhood to check out lighting displays. December is always special time in Turtle Rock.

Now that the New Year is upon us, why not try a new activity? In addition to our monthly luncheons, we have several ongoing activities to choose from like Water Aerobics, Book Clubs, Bunco/Left-Right-Center, Mahjong, Duplicate Bridge and our Knit & Stitch group.

Check out the TRWC newsletter for more information, or email us at [turtlerockwomensclub@gmail.com](mailto:turtlerockwomensclub@gmail.com).





# Turtle Rock Men's Club

By: Ken Rosemann

Everyone had an enjoyable luncheon at the Mattison's Forty-One last month.

This month at the luncheon, Officers will be elected to lead the Club for the next couple of years. If you have an interest in helping the Club plan activities and grow the membership, let us hear from you. Contact any of the current Board members for additional information.

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SERENOA  
GOLF CLUB

## Weekly Golf Outing

If you are a golfer, consider joining your neighbors for a round at Serenoa Golf Club each **Thursday** morning. Send an email to: [TRMCGolf@gmail.com](mailto:TRMCGolf@gmail.com) for more information.

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We wish the following a **Happy January Birthday!** If I have missed anyone, email me and I will update the TRMC website.

**Ray Broth, Terry Cooney, Doug Cordier,  
Jack DeLong, Fred Howe, Keith Jones,  
Mike Laureno, Tore Nordal, Paul Ratzlaff,  
Josef Sedlacek**

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## We Wish Everyone A Happy and Healthy 2022!

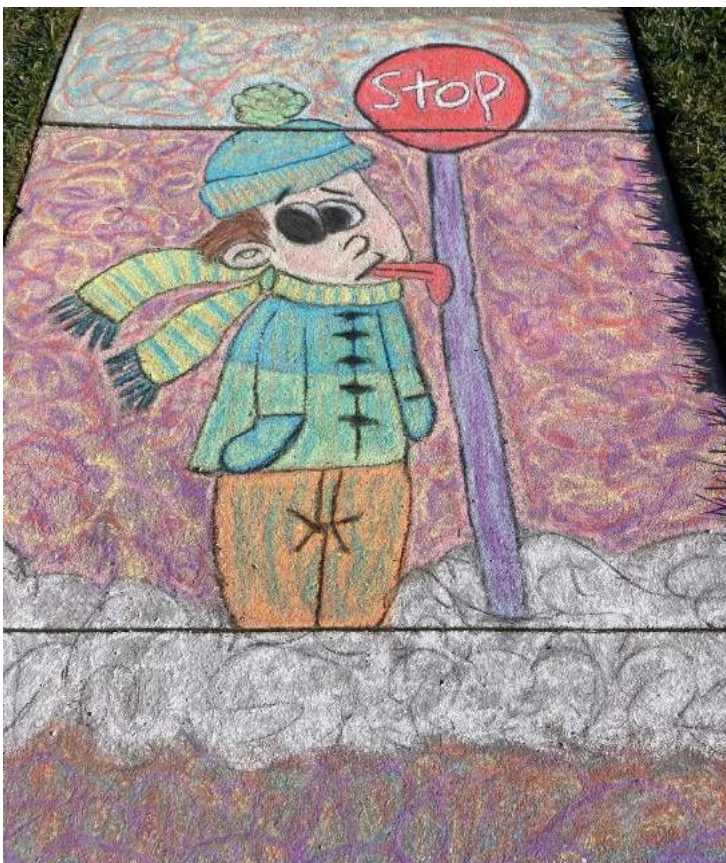


If you know of someone who may be interested in joining the Men's Club, please have them contact me and I will be glad to assist them in the process of joining.



# Chalk Art

Art By Donna Wolfson



Dinner time!

What happens when boys (and men)  
don't ask for directions!





## ***EXTENDED ... again*** **Name That Newsletter Contest!**

Two months ago, we launched a contest where YOU get to “name the newsletter.”

The Committee met in December and voted to give residents more time to submit names. They will make a decision and declare a winner at the upcoming January 6th meeting. It's not too late to submit your idea. E-mail your suggestion to [letstalkturtlerock@gmail.com](mailto:letstalkturtlerock@gmail.com) by January 4 !!

The winner will be announced in the February newsletter, awarded a pair of Tervis Tumblers .... and have bragging rights!

## **The Newsletter Team**

The committee is always interested in input from the community. If you have a knack for writing, have ideas for a monthly column, or are willing to take photos of interest to the community, please contact us.

Also, if you have a gripe or a word of praise, let's hear it.

**Send comments, suggestions and articles for consideration to:**  
**[letstalkturtlerock@gmail.com](mailto:letstalkturtlerock@gmail.com)**

(Text must be in Word, Photos as JPEG.)

THANKS for getting involved!

### **Committee Members and Newsletter Staff**

Kathrin Harris, Acting Chair

Grace Sammon, Secretary

Kathrin Harris, Newsletter Editor

Members Emily Miller, Steve West, Judy Bentz

Sunstate liaison: Bob Kresnik, Community Manager.

Board Liaison: Patrick Murphy

Proofreader: Charlotte Jones