




Turtle Talk

Short Edition July 2023

President's Message

By: Russ Gill, Board President



At the June 29 Board meeting, the Board approved funding requests to:

- (1) expand maintenance provided by Crosscreek to include additional preserve border areas;
- (2) remove a tree stump along the border wall on Sabal Lake Circle;
- (3) repair the pavers at the north entrance and in the picnic area near the community center; and
- (4) repair the air conditioning at the north gate.

The Board discussed the establishment of a permanent committee to develop and implement a plan for Emergency Communications. If anyone would like to be a member of that committee, please contact Alvina or Nanette in the Community Center. Also discussed was the current cost of the traffic cameras. The cameras have been in place since last year, and implementation has proved to be very difficult. Therefore, until a cost-effective implementation plan can be developed, the contract with Traffic Logix will be suspended.

Last month I discussed our operating budget and how that portion of

your quarterly dues are spent. The remainder of your dues are allocated to our reserve accounts. The reserve accounts are monies set aside and accumulated to pay for repair or replacement of common areas as they age. We maintain seven major reserve accounts (roads & parking; roofs; painting; building components; site improvements; and FF&E—furniture, fixtures & equipment). The association has a reserve study performed annually to determine the remaining life of all of our common area assets and their anticipated replacement cost at that future time. Based upon that study, it is determined how much money needs to be allocated to each reserve account. The 2022 study indicated that Turtle Rock reserve liabilities amount to \$5,618,000, of which we have accumulated approximately \$2,050,000 in total (about 36%).

Part of the board's fiduciary responsibility is to make sure the services we acquire for the management and security of the community are being provided effectively and cost effi-

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TURTLE TALK 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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***Board meetings will be held the LAST
Thursday of each month starting at
6:30pm during 2023.***

President's Message, Continued

ciently. To this end, there are two activities presently underway to evaluate the property management services, currently provided by Sunstate, and our gate access services, currently provided by Allied. Requests for Proposal, RFPs, have or will shortly be issued to suppliers of these services and will be evaluated for effectiveness and cost. As these activities progress, I will keep you informed. ♦

Save the Date...



Jointly hosted by the
Families, Men's and
Women's Clubs

**Saturday,
October 14, 2023,
4:00 – 8:00 p.m.**

***Details to follow in the
coming months***



**PLEASE
ADHERE TO
OUR SPEED
LIMITS**



Treasurer's Report

By: Kathrin Harris, Treasurer



Year-To-Date Ending: May 31, 2023

	Actual	Budget	Diff
Income: Assessments and other	\$ 717,804	\$ 710,315	\$ 7,489
Expenses:			
General and Administrative	\$ 175,011	\$ 187,740	(\$12,729)
Common Grounds	99,742	101,770	(\$ 2,028)
Access Control/Gatehouse	154,687	150,000	\$ 4,687
Facilities Maintenance	66,700	64,843	\$ 1,857
Utilities	35,442	37,138	(\$ 1,696)
Reserves Contribution *	168,823	168,823	
Total Expenses y-t-d	\$ 700,405	\$ 710,315	(\$ 9,910)
Net Income y-t-d			\$17,399

* Reserve expenses: \$25,316 Crosscreek Environmental: 30% Dep Phase 4 of pond erosion; \$ 7,699 Symbiont Service: GeoThermal Pool heat/cool unit balance

Assessments: Outstanding HOA Fees—
(0-90 days) \$ 14,865
(31+ days) \$ 9,445
Total \$ 24,310 — \$10,163 less than prior month total

For more detailed monthly and annual financial information, dating back to 2015, please visit our website's Resident Only page: <https://www.myturtlerock.com/community-assoc/residents-only-v2/> This is a password protected section; please email letstalkturtlerock@gmail.com, and request the PW by providing your name and TR address.

What's going on with irrigation??

Since June 26, the northern third of Turtle Rock (all streets north of Sweetmeadow), plus Palmer Ranch Parkway and the Stonebridge community to our north, have been without irrigation. There is a leak in a 10" main line running along the east side of the Boulevard, and the county has shut it down since the leak was allowing reclaimed water to discharge into the preserve, an EPA violation. The hope is that the repair will be addressed on July 7...hopefully not too late for many lawns and shrubs. Sadly, once our St. Augustine grass is dead, it will NOT come back.

Stonebridge has already had to rip out their annuals at the entrance, while our entrance area (fortunately) still has water due to being directly linked to the main line that runs east/west along Palmer Ranch Parkway. If you live north of Sweetmeadow Cir, there is not much you can do but pray for rain or hand-water vegetation you hope to salvage.



Gate Access Task Force

By: Robert Oram, TF member



The Board of Governors (Board) approved the creation of The Gate Access Task Force on April 5, 2022, reinstating the group during its February 7, 2023 Organizational Meeting.

The current Task Force was chartered to review, revise, and expand upon the work of the prior task forces, including – without limitation – the relevant data, potential vendors, and operations information. The objective of the Task Force is to make any recommendations to the Board for alternatives to improve the current gate access, and propose possible implementation strategies to achieve such improvement

This year's Task Force members are as follows:

Russ Gill (HOA President)- Board Liaison

Ken Rosenmann- Chairman

Larry Bauman, Patty Fleming, Len Friedlander, Dennis Miller, Bob Oram, and Steve Parella.

The Task Force has been meeting on a regular

basis since last year's creation and is currently looking at the following areas for potential recommendation to the board:

1. Sending out an RFP for Attendant Services for 2024 to test the market and the pricing.
2. Revising the Post Orders to clearly define Turtle Rock's expectations of the Attendants.
3. Conducting 24-hour traffic counts to get a clearer idea of the number of vehicles entering through the visitors' gates.
4. Designating the South Gate as the main entrance due to increasing neighborhood traffic along Palmer Ranch Pkwy and because of its longer entry way.

We will update the community as the Task Force considers any additional improvements. Meanwhile, please don't hesitate to contact us with your questions.

Around The Rock

By Kathrin Harris, Turtle Talk Editor



Young Initiative — and future philanthropist:

Drew Scharf of Hanging Moss Lane recently raised money to help children who have cancer. He had a lemonade and snack stand at the Community Center and Blvd. He had a good response, and everyone who stopped was complimentary and supportive! Proceeds will benefit the National Pediatric Cancer Foundation, and Drew thanks all who supported the cause.

Turtle Rock IRRIGATION Policy

Updated and circulated to the community via email June 16

The Association recently published a policy to confirm that issues regarding irrigation lines leaking, bursting, or unable to be shut off are the responsibility of TR owners. All homes are equipped with shut-off valves located just inside the property line past the common-property easement. The location is marked on the concrete curb with an **R**, and all valves should be easily accessible in case of emergency.

However, over the years, vegetation or even large tree roots have in some cases made the valves inaccessible. If you do have a leak or a solenoid is stuck in the “on” position, you have a serious problem when the valve cannot be found or reached for a quick shut-off. Water will spray uncontrolled until the valve is located. We URGE all owners to look for their valve, open the lid, and make a trial run at shutting the flow off. If you are unable to do this, please be proactive and contact an irrigation company to unearth your valve box.

The recent policy was written to clarify that the Association’s responsibility for the irrigation lines end where your property starts. In the past, Turtle Rock has allowed our maintenance staff to provide a service of locating and turning off your irrigation system when a valve gets stuck or a leak is observed. With the aging of our neighborhood, this service was consuming an extensive amount of the maintenance staff’s time. Therefore, Turtle Rock will *no longer be able to provide this service*. Over the last few months, Turtle Rock,



Above: burst 1” pipe past the valve box. Ran for hours until the valve cover was located and valve shut off. To find your valve, look for the R on the curb and follow it into your yard approx. 6-8 feet from curb. Right: **R** stamped into curb and corresponding exposed valve cover in grass. This is ideal for access.



through Turtle Talk and emails, has provided information about maintaining your irrigation system and locating your irrigation valve boxes. During this time, Turtle Rock has also investigated and obtained a list of companies that will assist you in an emergency in locating and properly maintaining your irrigation system.

Beginning immediately, any irrigation issues should be referred to your irrigation company. If you do not have one, or they are unable to respond in desired timeframe, then you can call the companies listed below that will come to your home and provide the

necessary EMERGENCY services. They will come out within 24 hrs for emergencies (can’t turn water off, etc.). When you call, please inform the company you are a Turtle Rock resident with an emergency, and they will provide services within 24 hours. If other services are needed, you can contact the below companies for an appointment. These companies will directly bill you, the resident, for their services. The agreed upon billing amount is \$150 trip charge including the first hour at your home. You will also be charged for any parts or materials they need to fix your irrigation issue.

Company Phone Numbers

Adler Irrigation 941-348-6912

American Irrigation 941-587-2027

JT's Irrigation Specialist 941-302-9246



Turtle Rock Men's Club

June lunch:

A good time was had by all who attended the June luncheon at Hob Nob and the tour at Siesta Key Rum Distillery. Everyone bellied up to the bar to make sure the rum products were fit for distribution.

Save the dates!

Mark your calendars for the following events.
Additional information will be shared as it's finalized.



- September 20th** – Luncheon at Madfish Grill, 4059 Cattlemen Rd.
- October 14th** - Oktoberfest at the Community Center
- November 15th** – Luncheon at Miguel's, 6631 Midnight Pass Rd.
- December 13th** – Luncheon at Mattison's Forty-One, 7275 S. Tamiami Trail
- January 17th** – Luncheon at Super Buffet, 5471 Fruitville Rd.
- February 21st** – Luncheon at Mellow Mushroom, 6727 S. Tamiami Trail
- March 9th or 16th** - Beach Luau at the Community Center
- April 17th** – Luncheon at The New Italian Grill, 8620 S. Tamiami Trail
- May 15th** – Luncheon at Beckham's Sarasota Bar & Grill, 8579 S. Tamiami Trail

Food Truck Schedule

The Friday evening Food Trucks have been well received— her's what's coming:

- July 7th – 4 – 7 pm – Vesuvio Wood Fired Pizza Truck
- July 14th – 3:30 – 7 pm The Maine Line Lobster Truck
- July 21st – 4 – 7 pm The German Food Truck



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 to sign up or for more information.



July Birthdays

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

Joe Andrews, Neil DeLorenzo, Harry Hopes, Bill Kozlowski, David Silberstein

If you know of someone who may be interested in joining the Men's Club, please have them call or text Bill Kozlowski at 630-373-7829 or turtlerockmensclub@gmail.com.