




# Turtle Talk

## August 2023

### President's Message

By: Russ Gill, Board President



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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.

As I mentioned in the July Turtle Talk President's article, the board was investigating various property management companies and that we had sent out an RFP. The Board has completed its investigation and has selected a new property management company, Civix. At the July 27 board meeting the board voted to terminate our contract with Sunstate and execute a contract with Civix for property management. Over the next 90 days we will be transitioning from Sunstate to Civix with a cutover date of November 1. You will receive correspondence from Civix during this transition period introducing themselves, providing contract and other necessary information.

Civix is a small, local property management company which started as a property development company in the 1980s. As they developed condo and commercial properties, they were asked to assist in the management of the properties. In 2004, Civix began formally managing

some of the condos and commercial properties they had developed. In 2009, Civix began managing other condos, and in 2022 they started managing homeowner associations.

Civix uses an application called AppFolio, which is an integrated package for finance, ARC and compliance. It allows owners to access their association records from their computer or mobile devices. After November 1, Civix will conduct sessions to "train" residents how to use and access their property records, including your payment history, ARC forms and any other documents associated with your unit. You will be able to pay your quarterly assessments on-line and update your personal information or fill out an ARC form. There are other functions available that will be discussed in the November training.

Continued on page 2

## 2023 Board and Committee Liaisons



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Gate Access TF liaison



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Honore Border TF liaison

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

## President's Message, Continued

Our current community property manager, Nanette Thomas, will remain Turtle Rock's on-site manager during and after the transition, and Larry and AZ will continue to perform our maintenance work. The other thing that will not change is our banking relationship, so if you are on auto-pay or have your dues paid through bill-pay, this will not be affected.

If you have any questions about the transition to Civix, or how this will impact you, please contact me or

[letstalkturtlerock@gmail.com](mailto:letstalkturtlerock@gmail.com)

There was very little else on the July 27 agenda other than the management change. The other actions taken were:

- Send violations on management's list to fining;
- Appoint Doug Lind to the Natural Assets Committee;
- Appoint Larry Winer to the Gate Access Task Force. ♦

### Save the Date!

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



**PLEASE  
ADHERE TO  
OUR SPEED  
LIMITS**

# CAM CORNER

By: Nanette Thomas, Community Association Manager



**Nanette Thomas**  
Sunstate Management  
Communitymanager  
@myturtlerock.com  
941-870-9855  
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AZ is putting the finishing touches on power washing the north entrance newly leveled pavers. After the irrigation was repaired in March, we were finally able to find the right company to repair the depressions that had formed. AZ was able to remove most of the nearly black oil stains on the visitor entry area. The paved picnic area by the CC has also been leveled. ♦



## Treasurer's Report

By: Kathrin Harris



### Year-To-Date Ending:

June, 2023

|                                      | Actual            | Budget            | Diff              |
|--------------------------------------|-------------------|-------------------|-------------------|
| <b>Income:</b> Assessments and other | \$ 859,576        | \$ 852,377        | \$ 7,198          |
| <b>Expenses:</b>                     |                   |                   |                   |
| General and Administrative           | \$ 209,347        | \$ 225,288        | (\$15,941)        |
| Common Grounds                       | 120,909           | 122,124           | (\$ 1,215)        |
| Access Control/Gatehouse             | 184,814           | 180,000           | \$ 4,814          |
| Facilities Maintenance               | 89,027            | 77,812            | \$11,215          |
| Utilities                            | 42,558            | 44,566            | (\$ 2,007)        |
| Reserves Contribution *              | 202,588           | 202,588           |                   |
| <b>Total Expenses y-t-d</b>          | <b>\$ 849,242</b> | <b>\$ 852,378</b> | <b>(\$ 3,135)</b> |
| <b>Net Income y-t-d</b>              |                   |                   | <b>\$10,333</b>   |

\* Reserve expenses: none this month; total paid y-t-d \$81,314

### Assessments: Outstanding HOA Fees—

(0-90 days) \$ 5,167

( 91+ days) \$ 8,949

Total \$ 14,116 — \$20,357 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.



TR FAMILIES

# LABOR DAY COOKOUT

SEPTEMBER 4TH  
12-4 PM

HOTDOGS AND HAMBURGERS PROVIDED  
PLEASE BRING A SIDE DISH TO SHARE

\$5 DONATION PER  
ADULT RECOMMENDED

TR COMMUNITY CENTER  
AND POOL



## *FOOD TRUCK FRIDAY SUCCESS*

During a recent July balmy early Friday evening, neighbors gathered to enjoy a Food Truck Friday meal together. Armed with their own beverages to brave the steamy temperatures, nine couples had a great time together. There has been much positive feedback from both residents and visiting food trucks to the experiment of inviting food trucks in. If you have a favorite, ask them to email a menu to management or [letstalkturtlerock@gmail.com](mailto:letstalkturtlerock@gmail.com)

One request: please kindly bring your food trash home, since disposal at CC outside stays all week-end long, inviting stench and critters. Thank you!

# Assembling an EMERGENCY Preparedness Kit

The following information is adapted from the Turtle Rock Owner's Manual, Appendix L, pages 60-61 [TR Owner's Manual 2022-12-20 v1.pdf](#) ([myturtlerock.com](http://myturtlerock.com))

In most cases, the weather and utility emergencies we might face can be best met by taking early steps to assemble a Preparedness Kit. While the most critical items must be assembled when a storm is imminent, there are things you can do now to be prepared for long term self-sufficiency.

At the beginning of storm season (officially started June 1), it is helpful to put together items that may be useful during a storm or aftermath. With luck you'll never have to use these items, but if you do, you'll be glad to have these items on hand. Here is a list of household items you can assemble long before an emergency event:

- Extra batteries for electronics
- Charcoal, matches, or extra propane and grill.
- Non-electric can opener
- Fire extinguisher (small canister, ABC type)
- Instant tire sealer
- Whistle and/or distress flag
- Plastic tarp and screening
- Tools such as duct tape, chainsaws, shovels, hammers, nails, and rope
- Water purification kit— tablets, chlorine (plain), and iodine
- Clean-up supplies (mop, buckets, towels, disinfectant)
- Plastic trash bags
- Paper towels
- Cash
- Copies of:
  - \*Insurance policies and account numbers, names of agents and phone numbers
  - \*Property inventories, photographs or video of your home and garage contents (vital if property needs to be replaced)
  - \*Photos of family members and pets for identification

For personal care, it's helpful to have these items assembled:

- Updated list of all family and pet medications and dosages
- Dr. and pharmacy phone numbers
- First aid book and kit
- Sunblock/sunscreen
- Bug repellent
- Sanitizer
- Garbage can or bucket with tight-fitting lid and kitty litter (for emergency toilet)
- Toilet paper, pre-moistened towelettes or baby wipes

In the event you need to replace your identification, copies of the following documents may be required:

- ◊ Driver's license
- ◊ Bank statements
- ◊ Utility bills with account numbers and contact phone numbers
- ◊ Front and back of credit cards
- ◊ Passport
- ◊ Business and professional licenses
- ◊ Birth and marriage certificates

For medical care you may need copies of the following:

- ◊ Social Security Card
- ◊ Medical and insurance cards
- ◊ Living Wills, Health Care Proxies, wills, powers of attorney
- ◊ For pets, copies of current license, rabies, and other vaccinations.

Keeping an electronic copy is also a good idea in the event paper copies are inaccessible or destroyed.

In the event of an emergency, you may be on your own, without utilities, for several days. Immediately before an emergency event you will need to devote your time to pull together critical perishable and time sensitive items. So, while assembling a kit may seem like a big task, if done early, preparedness can bring peace of mind.





# Turtle Rock Birds

Ginny Cheatham of Sabal Lake, birder and amateur photographer, recently captured this shot of a Whistling Duck in flight in Turtle Rock. It may have been heading toward a fellow Sabal Lake neighbor whose bird feeder seems to attract dozens of ducks every afternoon.

Whistling ducks typically fly “up north” for the summer, but this year, a large contingency has decided to stick around for the summer.



## YARD WASTE: New County Regulations

Since **May 1**, *plastic bags* are **not** accepted for yard waste at the curb. This helps support Sarasota County’s commitment to environmental stewardship. To those residents in Turtle Rock still using plastic, kindly switch to alternates, which include **paper bags, reusable containers, or bundling** (max 3 feet in length, tied into bundles no more than 40 lbs each) for curbside disposal



Yard waste in plastic bags will receive an informational tag with a reminder that plastic bags have no longer been accepted since May 1.

Since May 1, yard waste in plastic bags has been tagged and left at the curb, requiring residents to place the yard waste material in paper bags, reusable containers, or bundles for collection on the next regularly scheduled collection day.



Reusable containers, paper bags, or tied bundles **ONLY** as of May 1 for yard waste!





# Natural Assets Committee

By: Michelle van Schouwen, Secretary NAC



## Pond names & bat house research:

### Pond names update —

Thanks to everyone who has submitted a pond name so far. The Natural Assets Committee (NAC) is collecting all suggestions for later review. Some ponds still need name recommendations! If you have an idea for a name related to the wildlife or natural characteristics of one of the ponds below (see next page for map), please speak with any NAC member or email me at [mmvanschouwen@gmail.com](mailto:mmvanschouwen@gmail.com).

- Pond 4, to the west of Deerbrook Circle, beside the nature trail
- Pond 14, between the northeast section of Sabal Lake Circle (east of Turtle Rock Boulevard), adjacent to Palmer Ranch Parkway
- Pond 15, At the northeast cul-de-sac of Sabal Lake Circle (east of Turtle Rock Boulevard), adjacent to Palmer Ranch Parkway
- Pond 16, oval pond behind Far Oak Circle on the Central Sarasota Parkway side
- Pond 17, triangular pond behind Far Oak Circle, on Central Sarasota Parkway
- Pond 20, behind Canary Palm Court
- Pond 21, behind the cul-de-sac of Alexandria Ct
- Pond 22, inside Hanging Moss Lane, Savannah
- Pond 28, behind Benchmark Court, next to pond 21
- Pond 29, between ponds 20 and 21
- Pond 30, between Hanging Moss Lane and Honore
- Pond 31, flanked by Wildflower Court and Little Brook Court.

### Bat house research—

Several residents have proposed installing bat houses in buffer, preserve, or other unlit community areas to aid in mosquito control. NAC, with the support of the Landscape Committee, has begun researching

this idea. One component of the research is reaching out to regional bat and wildlife experts. In the meantime, a few interesting facts about the bats of Florida:

- Bats are mammals, in their own taxonomic category, Chiroptera, which means “hand-wing.” Bats’ bone structure is very similar to that of a human hand.
- Florida boasts 13 species of native bats, and over 20 species in total.
- Florida bats are insectivores and can eat their body weight in insects each night (including beetles, mosquitoes, flies, wasps, ants, and more).
- Most Florida bats will settle in human-made bat houses when given the opportunity. It’s important to note that this can happen within weeks or can take a year or more.
- When planning a bat house, it is essential to create one suitable for the species in our state. These bat houses are typically 15-20 feet up from the ground, often on poles.
- Bats don’t thrive near street lights or other nighttime illumination, so any Turtle Rock bat houses will be in dark areas away from homes.



- Bats are not blind. Also, they use sound waves, and a process known as echolocation, to navigate at night and to hunt insects.
- Random fact: University of Florida is home to the world’s largest occupied bat houses!

*Article by Michelle van Schouwen, Secretary, Natural Assets Committee.*

*Photo of two-chamber bat house courtesy University of Florida IFAS.*

*Logo created by Barry Domenick, Turtle Rock Resident*



# Name Our Turtle Rock Ponds!!



**“Name the ponds”  
initiative –  
share your pond  
name idea**

Proposed names received to date:

The Serpentine  
(#3 and/or connected ponds)

The Serenity Pond (#7)

Great Blue Heron Pond OR  
Sandhill Crane Pond (#18)

Little Turtle Pond (#24)

Limpkin Pond (#25)





# Turtle Rock Men's Club



A first for the Men's Club. June's informal yet fine dining at the Hob Nob Drive-In Restaurant was a welcome change from the more formal dining in restaurants.

### MARK your CALENDARS:

- September 20** — luncheon: Madfish Grill  
4059 Cattlemen Rd.
- October 14** — Octoberfest at Comm. Center
- November 15** — luncheon at Miguel's  
6631 Midnight Pass Rd.
- December 13** — luncheon at Mattison's 41  
7275 S. Tamiami Trail

### FOOD TRUCK Schedule:

- August 4** — SIMPLY GREEK, 4-7pm
- August 11** — CURUVIAN Food Truck  
This is a new one to Sarasota serving Cuban, Peruvian, and American cuisines!
- August 18** — GERMAN Food Truck

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](mailto:turtlerockmensclub@gmail.com).



### 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) to sign up or for more information.

\*\*\*\*\*



### August Birthdays

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

- Irv Broh, Aaron King, Roy Nerenberg, Bill Kozlowski, David Silberstein**

# Around The Rock

By Kathrin Harris, Turtle Talk Editor



Drew Scharf recently set up a stand to sell lemonade and baked goods to benefit the National Pediatric Cancer Foundation. Drew successfully raised money to help children with cancer.

## Young TR Entrepreneurs!



Sweetmeadow Circle's Mendini brothers and friends were recently selling some homemade lemonade. Some of their customers raved that it was the best strawberry lemonade they had ever tasted.

## Mosquito Alert!

Despite low irrigation pressure and not much rain, there is a problem county-wide with Malaria-carrying mosquitos. Although there have not been any recent cases and the county may lift the Malaria Alert in September, PLEASE take precautions! Per county guidelines, and common sense, we urge you to check your property for pots or other containers that may hold water where mosquitos breed. This can include bromeliads, but there is not much that can be done here other than a regular spray of water to disrupt the larva lifecycle. Thank you for your cooperation. More info on the county website: <https://www.scgov.net/Home/Components/News/News/5176/137>

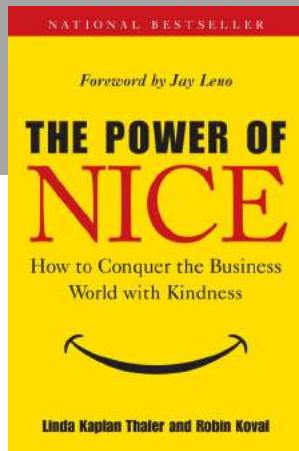
## CLASSIFIEDS and LOST & FOUND WANT—SELL—BORROW—LEND— RECYCLE



Donna Schaeffer (Somerset)  
Is selling her Trek all terrain step thru bicycle  
\$100 — in very good condition  
Call her cell: 908 577 -0974

Residents: this section of Turtle Talk is available for YOU to place a notice free of charge!  
PLEASE email [letstalkturtlerock@gmail.com](mailto:letstalkturtlerock@gmail.com) to place a classified announcement.





# “The Power of Nice”

By Diana Quigley, Education and Change Management Manager



**Florida Association News**

Florida Associations' online resource for news, legal updates, events and education!

Disputes and disagreements between board members, residents, community managers, staff members, and business partners are an inevitable part of living in

a community association. While generating an atmosphere of kindness and respect might seem easier said than done, it can make for a more collaborative and positive environment for all. Being nice can really pay off.

Most of us have had the importance of being mindful and respectful of others instilled in us from our parents, grandparents, mentors or others in our lives. Some of us have to practice at it more than others. Men, especially, although not exclusively, thought being nice would be perceived as a weakness, but it really is a very, very valuable strength. More and more company leaders are realizing that the main reason people leave their jobs nowadays is because they don't feel acknowledged or respected by their immediate boss, not because of money.

It doesn't appear that there are enough people out there, enough leaders out there, who are really espousing this belief that being nice is really a tool for success. You are not filling people's champagne glass. You are not a doormat. It is a fine strength when you can allow people in to collaborate. At the end of the day, people will work much harder if they feel acknowledged and if they feel like part of the process.

The same applies to community associations. The codes of civility are a great way to guide people toward a path of being nice to one another. You can't have a culture, or an association, or a group of homeowners who feel com-

fortable with each other if incivility is allowed, if disrespect is allowed. But actions always go beyond words, and community associations can practice what they preach in simple ways. If you have a code that says you have to be civil with each other, and you interrupt people and you're rude to people at a meeting, well what are you really saying?

Practicing kindness should be done across every part of the leadership in a community association, from the director, to the board members, to the community manager, who likely has the most front-facing role. It starts from the ground up, and that's what is needed to instill in everybody, that you're only as good as that single

person. In addition, you have to make sure to hone your listening skills. Listening is such a huge part of creating a culture where people are nice to each other, where people are kind to each other, because they feel like they are being heard. Listening is also critical to creating empathy and connecting with people.



Always tell the truth, no matter how difficult that may be. But you have to do it in a way that has a certain amount of kindness, because if somebody says something that shows anger, for example, you have to put your head on their shoulders. Empathy also comes into play here. When people interact with you, they're bringing other issues and problems that they are not discussing with you to that conversation. The other thing is that you can deflect a lot of tension with humor. When we make another person laugh, we are basically creating a bond. It's important to use humor in a way that says "It's going to be OK."

This article uses excerpts from "The Power of Nice."

# Turtle Rock Library Feature Book of the Month

## WHEN CHINA RULES THE WORLD

THE END OF THE WESTERN WORLD  
AND THE BIRTH OF A NEW GLOBAL ORDER



MARTIN JACQUES

### **When China Rules the World**

By Martin Jacques (nonfiction) Rev. 2012, 830 pp

By drawing heavily on Chinese history, Jacques reveals that soon, China will rule the world. In doing so, despite appearances and mistaken belief, it will not become more Western.

Since its first publication in 2009, Jacques proved to have been quite insightful, as the landscape of world power has shifted dramatically even in the mere three years to the updated edition. Jacques renews his assault on conventional thinking about China's ascendancy, showing how its impact will be as much political and cultural as economic, changing the world as we know it.

This critically acclaimed research project has been translated into eleven languages, nominated for two major literary awards, and is the subject of an immensely popular TED talk. One can only imagine what else has changed in the eleven years since...

## **The Newsletter Team**

The Communications 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**

Kim Weiser, Chair

Donna McCarthy & Pat Rotondo, Welcome Team

Penny Lind & Judy Bentz, Special Projects

Board Liaison: Grace Boehm

### **Newsletter Staff**

Kathrin Harris, Turtle Talk Editor

Steve West & Diane Geramanis, Contributing Writers

Proofreaders: Charlotte Jones and Grace Boehm



**RESIDENTS:** Please complete this form if you have not provided or confirmed your contact **and** vehicle information to management in the past year! With a change to a new management company, your cooperation will assure our records are accurate!! Also on website: Community Association tab, drop-down Menu FORMS, first link — <https://www.myturtlerock.com/community-assoc/forms/>

**Turtle Rock Data Base & Directory Information Update**

**Turtle Rock Address:** \_\_\_\_\_

**Secondary Address:** \_\_\_\_\_

\_\_\_\_\_

| <b>Personal Data</b>     | <b>Resident 1</b> | <b>Resident 2</b> |
|--------------------------|-------------------|-------------------|
| Last Name                |                   |                   |
| First Name               |                   |                   |
| E-mail                   |                   |                   |
| Best Phone Number        |                   |                   |
| License Plate Number     |                   |                   |
| Bar Code Number:         |                   |                   |
| <b>Emergency Contact</b> |                   |                   |
| Name                     |                   |                   |
| Relationship             |                   |                   |
| Phone Number             |                   |                   |

**Additional household vehicles:**

|                       |                       |
|-----------------------|-----------------------|
| License Plate Number: | License Plate Number: |
| Bar Code Number:      | Bar Code Number:      |

The purpose of the information listed above is to verify the accuracy of Sunstate Management’s data base and to update the information for the upcoming printing of the Turtle Rock resident directory. ***Unless you choose not to be included in the directory, your name, address, phone number, and email address will be included.***

Please initial next to all information you would like to have included in the directory:

\_\_\_\_\_ Name    \_\_\_\_\_ Address    \_\_\_\_\_ Phone Number    \_\_\_\_\_ E-Mail Address

\_\_\_\_\_ Please do not include any of my information in the directory

\_\_\_\_\_ Signature

\_\_\_\_\_ Date