




Turtle Talk

November 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.

We have transitioned to a new property management company, Civix. Nanette Thomas remains our property manager as an employee of Civix. We have a new assistant manager, Nan Patton, replacing Alvina Decker. Nan will be on-site in the Turtle Rock office Monday through Friday from Noon to 4. The Turtle Rock community office number to contact either Nanette or Nan remains 941-921-3865. As we complete all of the final data transfers from Sunstate to Civix over the next few weeks, you will be receiving communications from Turtle Rock and Civix. In late November or early December, you will receive an "invitation" from Civix via email to establish an account on the property management software, AppFolio. I encourage you to establish your account since in the future much of the paperwork and contacts will be done through AppFolio. Civix will conduct training sessions for owners and residents on the use of this software. This training will show you how to use and

access your property's 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 or update your personal information.

At the October 25 Board meeting the Board approved funding for: (1) repair of the community pool skimmer, (2) replacement of carriage lights at the north and south gates, (3) removal of the overgrowth in ponds 18 and 19 (Far Oaks Circle) and pond 27 (Treesdale Court) which is obstructing the free flow of water in our retention ponds, and (4) approval of the 2024 budget which increases the quarterly dues to \$615.

Two items were discussed: (1) pickup truck parking within Turtle Rock, and (2) the creation of a volunteer group to assist Nanette in performing compliance reviews. Concerning the pickup truck parking the Board discussed multiple possible directions the community could go moving forward. In the final out-

Continued on page 2

2023 Board and Committee Liaisons

President's Message, Continued



Russ Gill 941-928-9833
President
president@myturtlerock.com
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.***

outcome the only way forward is to rewrite the existing Declaration of Covenants which were created by the developer in 1994. The Board will be establishing a task force to begin the rewrite and will proceed with the assistance of our association attorney. This is a significant task to rewrite the Declaration of Covenants and an even larger task to obtain sufficient votes to make any modification. The current Declaration of Covenants requires a 2/3 majority of all Turtle Rock owners to vote yes (506 yes votes) to change any part of the document.

Concerning the volunteer group, a proposal was made by an owner that the Board create a volunteer group to assist Nanette to review Turtle Rock properties and refer any violations to Nanette. Nanette recommended against creating such a group and the Board agreed with her recommendation. The subject was dropped.

The Gate Access Task Force in their review of our gate entry processes, discovered our gate attendants receive more than 30 phone calls per day requesting a visitor be entered into the gate access system. This diverts them from performing visitor check-ins and causes backups at the gates. Three years ago, Turtle Rock implemented software to allow owners to enter their visitors online. That software is GateAccess. I ask that you use the GateAccess system to register your visitors. You can enter them into the system as permanent visitors or visitors for a fixed period of time. You can access the GateAccess system either from your computer at gateaccess.net or from your smart phone by downloading the mobile app GateAccess from your app store. **To use the system, you will need to obtain a login and password from Nanette if you don't already have them.** ◆

CAM CORNER

By: Nanette Thomas, Community Association Manager



Nanette Thomas
 Sunstate Management
 Communitymanager
 @myturtlerock.com
 941-921-3865
 941-921-3808 fax

As we are approaching the Holidays, please review the rules in the TROM, in regards to when Holiday Decor can be displayed. I received a few complaints regarding people putting up their decorations early for the Halloween season.

If you have not set up your gateaccess.net account and need assistance, please call or stop by the office and I can help you with it. This is a great feature to keep your guest/vendor list updated. With the transition of the Management Company, please note that the office phone number is 941-921-3865.

Sincerely, Nanette Thomas, LCAM



Treasurer's Report

By: Kathrin Harris



Year-To-Date Ending:

SEPTEMBER, 2023

	Actual	Budget	Diff
Income: Assessments and other	\$ 1,283,258	\$ 1,278,566	\$ 4,692
Expenses:			
General and Administrative	\$ 312,345	\$ 337,932	\$ (25,587)
Common Grounds	177,445	183,187	(5,742)
Access Control/Gatehouse	281,811	270,000	11,811
Facilities Maintenance	130,419	116,718	13,701
Utilities	67,174	66,848	326
services Contribution *	303,881	303,881	0
Total Expenses y-t-d	\$ 1,273,075	\$ 1,278,566	\$ (5,491)
Net Income y-t-d			\$ 10,183

* Reserve expenses: total paid y-t-d \$ 133,950

In September: \$ 9,916 landscaping projects and replacements

Assessments: Outstanding HOA Fees— (3rd Qtr dues became payable in July)

(0-90 days) \$ 273

(91+ days) \$ 18,799

Total \$ 19,082 — \$ 6,384 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.

Mark Your Calendars!

TURTLE ROCK'S ANNUAL



February 10 from 8-11:30am

at individual homes

NO fee required to participate! To include your address on the community maps handed to shoppers at the gate showing participant sellers' addresses, simply email your name, phone # and address to

letstalkturtlerock@gmail.com *no later than January 31, 2024*

To advertise the event, Turtle Rock will place an ad in local newspapers and Palmer Ranch will include information in their monthly newsletter .

Please Note: owners are responsible for their own sale



**Sarasota county-sponsored
Hazardous Waste Pick-up
February 20, 2024
10-12 am**

**Volunteers are needed to help with
traffic flow, greet, and unload**

Write to letstalkturtlerock@gmail.com

Types of items accepted

- Adhesives and glue
- Automotive products
- Fertilizers
- Pool chemicals
- Aerosols
- Cleaners
- Fluorescent lamps
- Propane cylinders
- Antifreeze
- Electronics
- Gasoline
- Rechargeable batteries

Oktoberfest

If you missed this year....
You really missed a
great time!





Please Join us for

Friendsgiving

DINNER

NOVEMBER 19



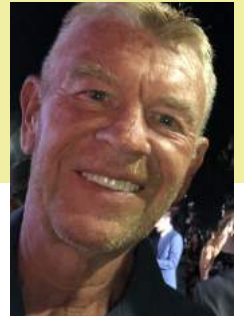
3-5 PM

TR CLUBHOUSE
please bring a side dish and an
appetizer or dessert to share



From The West Corner Of...

By: Steve West, Resident Columnist



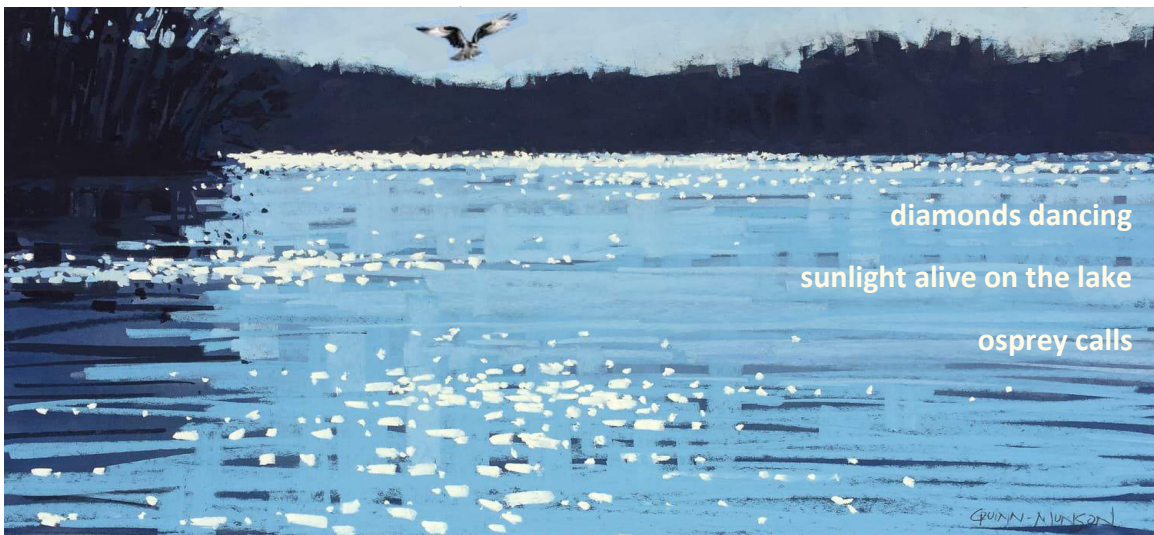
There's no need to cry over spilled milk, but what about chopped onions? You can thank a chemical combination of enzymes and sulfur for the tears that well up while you make dinner.

Onions use sulfur to make a mixture of amino acids and enzymes during the growing process. The acids and enzymes are separated and stored in different regions of the onion's cells, which are called vacuoles. While the onion remains whole, the amino acids and enzymes in the onion's cells remain separated. Once you cut into the onion, however, everything mixes together. When the two substances are combined, they form a chemical known as syn-Propanethial- S-oxide, or lachrymatory factor (LF). LF is an irritant that's easily vaporized when it reacts with the air.

LF isn't strong enough to affect tougher parts of your body such as your skin, but it can irritate more sensitive regions. As the vapors waft up toward your face, your eyes will begin to sting. Your body — sensing the irritant — will release a torrent of tears in an attempt to wash the chemicals from your eyes. Luckily, LF can't do any serious damage, even in high quantities.

Producing LF is the onion's way of defending against anything that may want to eat it. As soon as an animal bites into the root, its eyes start to burn and it's reminded to stay away from onions.

Unfortunately for onions, humans are persistent.



diamonds dancing
sunlight alive on the lake
osprey calls



SAVE THE DATE

TR ANNUAL TROLLEY

FRIDAY

DECEMBER 15TH

6-10 PM

DETAILS COMING SOON

Community Event

T r i v i a
Night

**Thursday, November 2nd
5:30 p.m.**

TR Community Center

Tables of 4 or 6 players



Cash Prize to winning table



Space is limited

Please RSVP to mbcordier@aol.com

\$5 per person payable at door

***Sandwich and chips will be served
Bring your own beverages please***

Sponsored by the TR Women's Club

OPEN TO ALL

T.R.O.M. TRIVIA

by Steve West



Editor's Note: The Turtle Rock Owner's Manual provides the rules we choose to live by. Each month, *Turtle Talk* contributor Steve West picks random subjects to quiz readers about. Here are this month's

TURTLE ROCK COMMUNITY ASSOCIATION, INC.

OWNER'S MANUAL

Community Information
Rules and Regulations



8500 Turtle Rock Blvd., Sarasota, FL 34238
Phone: 941-921-3895; Fax: 941-921-3808, www.myturtlerock.com

AMENDED, RESTATED and ADOPTED
BY THE BOARD OF GOVERNORS
DECEMBER 20, 2022

1. The hearing panel is appointed by the Governors and consists of at least three members. There are restrictions regarding who can be on the panel, e.g. Governors themselves and their family members. I sometimes work part-time construction for a company one of the governors owns. That's enough to keep me from being on the panel. True or False?

2. My best friend is on my permanent list of guests for gate access. This new rule about showing government issued IDs exempts those on the "Permanent List". True or False?

3. Eight different flags are considered "official" and allowed to be displayed year around on TR properties. Can you name them?

Find answers in the TROM on the Turtle Rock website (under Documents tab), or look on page 14

The Communications Committee

would like to thank

Kathrin Harris

For her many hours spent as Editor of this

Newsletter

Pop Up Event



Wednesday, November 8th

9:30 a.m.

No RSVP needed

Bistro 502

Suncoast Technical College Professional Culinary Arts & Hospitality

••• 4748 Beneva Road, Sarasota •••

Join us for an impromptu gathering to enjoy a variety of breakfast menu items at **Bistro 502** located on the Suncoast Technical college campus.

Food preparation and serving is provided by students in the hospitality program.

Parking is available on campus in the southeast parking lot.

This is a CASHLESS campus. Accepted methods of payments are Master Card or Visa Only.

**Cash only gratuities may be given at the cash register
*no individual gratuities please***

Trunk or Treat...

First Prize winners are the Costa family...



Turtle Rock Men's Club

Ken Roseman

Danke Schön to everyone who attended the Oktoberfest celebration at the Community Center! The turnout exceeded expectations.
Alle hatten eine gute zeit!

PLAN ON ATTENDING!

November 15th Luncheon
Miguel's Restaurant
6631 Midnight Pass Road

This luncheon will be sponsored by
Marc Wolff, President/Branch Manager
Southern Trust Financial Planning

SAVE THE DATE!

December 13th Holiday Luncheon
Mattison's Forty-One
7275 South Tamiami Trail

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.

November Birthdays

We wish the following a **Happy Birthday!**

If I have missed anyone, email me and I will update the TRMC website.

Ron Paddock



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.

Nominating Committee

By: Dodie Neuhauser, Member

Attention All Residents...

The Turtle Rock Nominations Committee is seeking applicants to serve on the Board of Governors. Only self-nominations are accepted because serving on the Board is a responsibility that requires a personal commitment of three years, unless filling a vacancy, and a desire to fulfill that commitment. Board members do more than merely attend the monthly meetings. Each of Turtle Rock's task forces and committees has a Board member who serves as a liaison to the Board. The Board works closely with both the management and vendors to ensure that we remain a desirable community in which to live. Once elected the Board has its Organizational meeting and elects its officers, who take on added responsibility.

Turtle Rock home owners at least 21 years of age who meet the minimum requirements are eligible to self-nominate. You must:

- not be delinquent in payment of dues or other monetary obligation to the Association;
- not be in violation of TR rules, and
- not have been convicted of a felony (if so, have your civil rights restored for five years)

We are looking for those individuals who have taken the time to familiarize themselves with our governing documents

(Declaration and By-Laws) and with the Turtle Rock Owner's Manual (TROM), both of which can be found on the website www.myturtlerock.com under the heading Community Association Documents. You may also be a good candidate based on your professional background and experiences or on your participation on other Boards and committees

All owners will receive the nominations materials in the mail. Applications (also found on the last two pages of this newsletter) are due in the Turtle Rock Community Center no later than **1 pm on December 30**. If there are more candidates than open positions, a Meet the Candidates Night (required attendance for applicants) will be held in person and via Zoom, with elections to follow . Once they begin their 3 year term, newly elected Board Members will also need to complete an approved course pertaining to FL statutes for HOAs which is free and available online.

Thank you for your consideration to apply as a Board candidate.



Answers to TROM TRIVIA

- 1.True. Employees of a member of the Board of Governors is ineligible. (TROM I, C, 5, H)
- 2.False. All guests must present an official ID.
- 3.US flag, State of Florida, Army, Navy, Marines, Air Force, Coast Guard, POW-MIA (TROM III, C, 5)



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

(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

Judy Bentz, Turtle Talk Editor

Steve West & Diane Geramanis, Contributing Writers

Proofreaders: Charlotte Jones and Grace Boehm

TURTLE ROCK COMMUNITY ASSOCIATION, INC.
2024 Board of Governors
CANDIDATE INFORMATION SHEET
ALL APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE
NO LATER THAN 1pm on Friday, December 8, 2023.

The Board of Governors appointed Nominations Committee is seeking candidates to serve on the Board to commence in February of 2024.

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

- Self nominates
- Is at least 21 years of age
- 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)
- Is not delinquent in the payment of any dues, fine or other monetary obligation to the Association
- Files a timely and completed application
- 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, or with a community organization
- 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 throughout the year and free of charge)
- Acknowledge and agree to the Turtle Rock Code of Ethics
- Appear in person for the "Meet the Candidates Night" held in the Community Center 2 weeks prior to the election
- 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.

The "Candidate Application Form" (next pages) must be completed with concise statements.

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, December 8, 2022.

Homeowner Name: _____ Property Address: _____

Preferred Phone: _____ Email: _____

Please submit a short bio and a photograph for promotion on the Turtle Rock website and in the newsletter.
May also be emailed to communitymanager@myturtlerock.com

1. Have you read and become familiar with the Turtle Rock Governing Documents? YES NO

2. Are you currently under citation for any unresolved Association rules, violation, or County requirements affecting Association interests? YES NO

If yes, please explain: _____

3. Are you in arrears greater than 90 days for any dues or fines to the Association? YES NO

4. Have you been convicted of any offense that is considered a felony? YES NO

5. If yes, have your civil rights already been restored or will they be for at least 5 years as of February 7, 2023? Please provide any statement you wish to make in this regard. YES NO

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

7. Why did you choose to move into a deed-restricted community? _____

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

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

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

11. 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? _____

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

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

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

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

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

2024 Board of Governors Candidate Application Form, continued

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

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 2 weeks prior to the election

_____ 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 Nominating 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: _____