



Turtle Talk

January 2024

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.

There are a lot of upcoming activities in Turtle Rock in the near future as noted below, but first at the December 28 board meeting the Board approved a contract with Allied for gate attendant services for 2024. The board also approved one new member to the Architectural Review Committee (ARC). Turtle Rock's transition to our new property management company, Civix, is complete. You will receive 2 emails, January 15 and 19, from Civix providing you with the information necessary to register yourself in the online AppFolio application. This is where most of Turtle Rock's records will be stored and much of our communications will be conducted through this application. If you have not provided Turtle Rock with your most current email address, please contact, Nanette or Nan in the community center or call them to update your email address at 941-921-3865 or send an email to office@myturtlerock.com.

Civix will conduct training sessions for owners and residents on the use of AppFolio in January. This training will show you how to use AppFolio and access your property's records, including your payment history, ARC forms and any other documents associated with your unit.

Three board members will have completed their three-year term, and these positions will be open. As of December 28, we only have one application to fill these positions. If you would like to serve your community in one of these positions, please complete an application and drop it off at the community center no later than 1PM on January 12.

Larry Mullen has been Turtle Rock's maintenance person since 2001. As of December 31, Larry has retired. Turtle Rock will hold a gathering for Larry on January 17 from 2-5 in the community center. Please come and thank Larry and wish him happiness in retirement.

Continued on page 2

2023 Board and Committee Liaisons



Russ Gill 941-928-9833
President
president@myturtlerock.com
Gate Access TF liaison



Kathrin Harris 941-228-4588
Vice President, Treasurer
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Landscape/Grounds liaison
Declaration Rewrite liaison



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secretary@myturtlerock.com
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Communications liaison



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Phil Grayton 978-828-2781
Governor
Governor3@myturtlerock.com
Honore Border TF liaison

***Board meetings will be held the LAST
Thursday of each month starting at
6:30pm during 2024.***

President's Message, Continued

Turtle Rock will be holding a Town Hall

**on February 5 from 5-7 at
Covenant Life Presbyterian
Church located at**

8490 MacIntosh Rd Sarasota.

We will be discussing what direction Turtle Rock should take concerning pickup truck parking within Turtle Rock. I know there are strong opinions on both sides and this input will determine Turtle Rock's direction.

ATTENTION BIKERS and DRIVERS

The county has moved the no turn on red signs at the corner of MacIntosh and Palmer Ranch Blvd at the Legacy Trail for bikers to cross Palmer Ranch Parkway. The signs are smaller, placed high up on the utility poles off to the side, and are not located next to the stop lights. PLEASE be careful at this intersection. ◆



Cam Corner

by Nanette Thomas, Community Association Manager



Nanette Thomas, LCAM
Turtle Rock Community Association
Civix Property Management
8500 Turtle Rock Boulevard
Sarasota, FL 34238
Turtle Rock Office.: 941-921-3865



Treasurer's Report

By: Kathrin Harris



Year-to-Date Ending

November 2023

	Actual	Budget	Diff
Income: Assessments and other	\$ 1,565,326	\$ 1,562,692	\$ 2,634
Expenses:			
General and Administrative	\$ 383,224	\$ 413,028	(\$ 29,804)
Common Grounds	207,963	223,895	(\$ 15,932)
Access Control/Gatehouse	355,796	330,000	\$ 25,796
Facilities Maintenance	174,490	142,655	\$ 31,835
Utilities	85,374	81,704	\$ 3,670
Reserves Contributions *	371,410	371,410	\$ 0
Total Expenses	\$ 1,578,257	\$ 1,562,692	\$ 15,565
Net Income (loss) y-t-d			(\$12,931)

* Reserves expenses: total paid y-t-d \$215,428

In NOVEMBER: \$6900: Crosscreek weir maintenance/plant removal; \$8278: Bloomings, new installations; \$195: Big Earth, stepping stones Serenity Garden

Assessments: Outstanding HOA Fees— (4th Qtr dues became payable in October)

(0-90 days) \$ 20,721 — \$1,590 less than prior month

(91+ days) \$ 14,697 — \$ 538 less than prior month

Total \$ 35,418 — \$2,128 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.

Around the Rock

By Kathrin Harris



Tribute to Larry Mullen

TR's Maintenance Manager
2001 to 2023

Our Maintenance Manager officially retired on 12-31-2023, after 22 years of faithful service to our community, and we will host a retirement party in his honor in the Community Center on

January 17 from 2pm – 5 pm

Stop by and bid Larry farewell and wish him all the best in his retirement!

A bit of history, from a personal perspective, about Larry and his hard work during his tenure on our behalf. My family built our home on Sabal Lake in 1997. At that time, everything in the community was new, the developer was still in charge, and there were few, if any, significant “maintenance” issues.

In 1999, the developer turned the association over to the members, and subsequent member-run Boards were quickly confronted with several issues that had been left unattended—one of the major ones being the gas-powered streetlights. The pilot light would go out, bugs got into the housing, and a host of other problems prevented lights from illuminating our walkways and streets at night. The association was paying a lot of money to have an outside company maintain the glow. The then-treasurer proposed that we hire a knowledgeable, energetic, independent-thinking individual to (for the time) specifically address the numerous issues the streetlights were encountering. They found Larry—and we have benefitted from his tireless, able efforts ever since! While he may have been hired to specifically address

the streetlight problems, Larry quickly proved himself to be invaluable in so many other areas that affected residents' daily lives within the community. In no particular order, Larry has been handling all these issues for us for 22 years:

- servicing our pool with chemicals (obtained a license to do so)
- scooping leaves out of the pool daily
- blowing leaves off the tennis courts



Helping find a root-covered irrigation shut-off valve when a contractor hit the main line, allowing water to spew uncontrolled. The clothes were so soiled they had to be tossed.

- installing/replacing street signs
- fixing irrigation heads on common property
- helping owners find irrigation shut-off valves
- fixing irrigation heads on common property
- racing to property after-hours to address an emergency
- re-attaching gate arms that were torn off
- repairing landscape, CC, and pool cabana lights
- clearing fallen limbs, removing roadkill
- pulling dead fish and trash from our ponds,

Around the Rock, continued

- fixing playground and other equipment
- placing items in all bulletin boards on property
- repairing street lights (converted to solar in 2009) when there were panel/battery/bulb/socket issues, as well as *dozens* of other problem-solving activities that go unnoticed by residents!

In short, Larry handled almost any issue that needed attention, no matter how difficult, dirty, or menial, and knew when additional help needed to be called in, such as replacement of A/C equipment. And he did it with a smile,

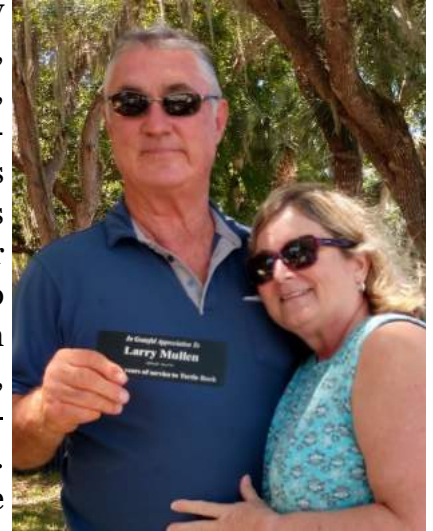


April 2021: Board members and volunteers gathered to surprise Larry with dedicating the bench he had recently completed installing to him! We are eternally grateful!



through 20 different managers who worked for 10 different companies!!!

Fun fact: Larry met his wife, Patty Fleming, here on property. She was working here as our Admin for roughly two years, from 2007 to 2008, and their friendship blossomed. Patty lived in the Savannah section of TR, later serving as that HOA's President for several years, and has done so much for our community as a volunteer since! They have moved to Deerbrook Circle since.



Over the last 10 months, Larry has mentored his replacement, AZ, explaining the ins and outs of this large property. There are many unique challenges that arise over time, and we are fortunate that Larry has declared himself available for consultation in future should the need arise.

You are Cordially Invited to a Reception

Honoring Larry Mullen

for his 22 years of service to Turtle Rock

OPEN HOUSE at the Community Center

JANUARY 17, 2024 - 2pm to 5pm

TURTLE ROCK'S ANNUAL



**February 10
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

What makes a successful Trash to Treasure sale day?

Dedicated sellers, eager buyers, and a nice sunny day!

But you can't have a sale without several sellers!

If you'd like to be included as a seller, don't forget to submit your name and address to letstalkturtlerock@gmail.com by

January 31st.

If you'd also like to list items you will be selling to help buyers find items of interest (**electronics, children's items, antiques, etc**), we can include this info next to your address.

This year we will be promoting the sale via many avenues, including social media outlets...So clean out those garages and be sure to email your address to be included in this year's sale.

Submitted by Kim Weiser, Communications Committee Chair



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
- Aerosols
- Antifreeze
- Automotive products
- Cleaners
- Electronics
- Fertilizers
- Fluorescent lamps
- Gasoline
- Household fire extinguishers
- Mercury
- Motor oil
- Oil filters
- Paint
- Pesticides
- Pool chemicals
- Propane cylinders
- Rechargeable batteries
- Solvents and thinners
- Vehicle batteries

This Program gives all residents the opportunity to safely discard items that **can't go in weekly garbage pickups.**

Are you a new resident ?

Welcome to our Turtle Rock Family!

Please make sure to stop and check in at the Office with Nanatte or Nan, to verify that the office has your complete information. Then you won't miss out on any of the important updates or announcements in the future!

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 January 12, 2024**. 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.



Turtle Rock Board of Governor's Election



Candidate Applications Due

January 12, 2024 1:00 p.m.

Candidate's Night

February 8, 2024 6:30 p.m.

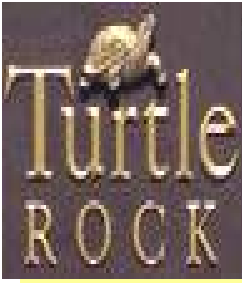


Annual Member Meeting

February 29, 2024 6:30 pm

Ballots and Proxies due

**You can find all the necessary Nominations Forms on
the Turtle Rock Website.**



Turtle Rock Men's Club

Ken Rosemann

Everyone had an enjoyable luncheon at Mattison's Forty-One last month. This month, at our luncheon, Officers will be elected to lead the Club for the next couple of years.

If you have an interest in helping the Club to plan activities and to increase the membership, we would like to hear from you. Contact any of the current Board members for additional information.

PLAN ON ATTENDING!

January 17th – TRMC's Annual Meeting at Super Buffet, 5471 Fruitville Road

February 21st – Meeting and Luncheon at Mellow Mushroom, 6727 S. Tamiami Trail

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 for more information.



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

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

**Terry Cooney, Doug Cordier, Jack DeLong,
Fred Howe, Keith Jones, Mike Laurenro
Tore Nordal, Paul Ratzlaff**

We Wish Everyone a Happy and Healthy 2024!

Turtle Rock Academy

By Curt Gilroy



Need Volunteers to Join the Turtle Rock Academy

The Turtle Rock Academy hosts a series of lectures and presentations by noted authorities throughout the year. Speakers include artists and musicians, academicians, public policy makers, scientists, authors, actors, and other personalities. Presentations are held at the Community Center and last for approximately one hour.

One recent lecture has been by the Chief Operating Officer of the Sarasota International Airport speaking about the operation and expansion of the airport. Another was by a Mote Aquarium official speaking on the building and features of the new Aquarium in Sarasota. We have had a violinist, an authority on birds, and a presentation by a member of the Flying Wallender circus.

This is a most worthwhile opportunity to bring talented and noted authorities to our community in an informal setting. Anyone interested in participating in working on the Academy program should contact our manager, Nanette Thomas at the Community Center.

Quotable Quotes

*“Live as if you were to
die tomorrow.
Learn as if you were to live forever.”*
— Mahatma Gandhi

From The West Corner Of...

By: Steve West, Resident Columnist



Times Square.

The single most visited tourist attraction in the United States is Times Square. It draws **approximately 50 million** visitors per year. In addition, NYC tourism statistics reveal that more than 460,000 pedestrians walk through this square on its busiest days, and many of them are tourists.

The busiest day and night of the year for Times Square is New Year's Eve. If you have ever experienced the excitement of actually being part of this momentous event, you will never forget it, nor will you ever do it a second time!

On a totally unrelated topic, did you know the Tasmanian devil is the world's largest carnivorous marsupial, reaching 30 inches in length and weighing up to 26 pounds, although its size will vary widely depending on where it lives and the availability of food. Its oversize head houses sharp teeth and strong, muscular jaws that can deliver, pound for pound, one of the most powerful bites of any mammal. Tasmanian devils are now found only on the island state of Tasmania, Australia. Their Tasmanian range encompasses the entire island, although they are partial to coastal scrublands and forests.

Some of us had unexpected
“visitors” ...



over the holidays!



By: Michelle van Schouwen, Secretary NAC



January's Guided Nature Trail Walks

The Natural Assets Committee (NAC) will conduct another series of nature trail walks starting in January.

Turtle Trail is 1.5 miles long one way. Walks will begin at the community center and end at Palmer Ranch Parkway. Walkers will then have the option of returning on the trail or on Turtle Rock Boulevard. The NAC host will show walkers the new trail directional markers; native plants, birds and other wildlife; and important pond water flow structures. Please plan to bring drinking water, wear sneakers or other close-toed walking shoes, and consider a sun hat or sunscreen, and insect repellent. Allow approximately 2 hours for the complete circuit.

Sign up at the community center.

As currently planned, NAC guides will be:

Michelle van Schouwen, Saturday January 6, 9 a.m.

Nancy Tomb, Saturday January 13, 9 a.m.

Melody Barackman, Sunday January 21, 9 a.m.

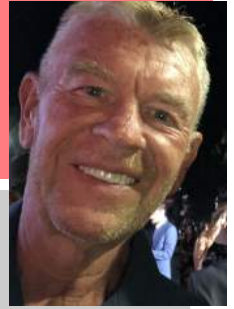


Article and bridge photo by Michelle van Schouwen, Secretary, Natural Assets Committee

Logo created by Barry Domenick, Turtle Rock Resident

T.R.O.M. TRIVIA

by Steve West

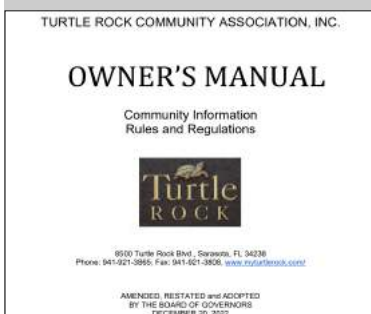


Editor's Note: The Turtle Rock Owner's Manual provides the rules we choose to live by. Each month, *Turtle Talk* contributor Steve West picks random subjects to quiz readers about. Here are this month's

T.R.O.M. Trivia January 2024

1. The Natural Assets Committee is a sub-committee of the Landscape and Grounds Committee. True or False?
2. In order to serve on the Board of Governors, applicants are expected to have 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). True or False?
3. The word "estoppel" is used several times in TROM, (e.g. TROM I, C, 2, Compliance). Can you define "estoppel"?

Find answers in the TROM on the Turtle Rock website (under Documents tab), or look on page 15



Turtle Rock will be holding a Town Hall

on February 5 from 5-7 at Covenant Life Presbyterian Church located at

8490 MacIntosh Rd , Sarasota.

We will be discussing what direction Turtle Rock should take concerning pickup truck parking within Turtle Rock. I know there are strong opinions on both sides and this input will determine Turtle Rock's direction.

Answers to TROM TRIVIA

1. False. These two committees are independent of one another. (TROM I, 5, C&D)

2. False. Applicants are **required** to certify (defined as: “attest or confirm in a formal statement”) 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).

Source: 2024 Board of Governors CANDIDATE INFORMATION SHEET

3. **Estoppel** is a judicial device in common law legal systems whereby a court may prevent or "estop" a person from making assertions or from going back on his or her word; the person so prevented is said to be "estopped". Estoppel may prevent someone from bringing a particular claim.

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:

(Text must be in Word, Photos as JPEG.) THANKS for getting involved!

letstalkturtlerock@gmail.com

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

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