

May



Turtle Talk

May 2024

Turtle Rock Residents

Russ Gill, President and Board of Governor for Turtle Rock Community Association, has resigned from both of those positions, effective immediately.

The Board of Governors is working to determine our next steps and their timing.

Please watch your email for important information about upcoming developments and meetings, as the Board needs to decide whether or not to fill the vacant Governor role, and how to fill it, as well as elect a new President.

These meetings will be open meetings, properly noticed, but may occur on short notice so as not to slow down important work that is ongoing. We look forward to seeing you at these important meetings.

We thank Russ for all his hard work and contributions, and wish him well in his next endeavor (surely there will be one!)

INSIDE this ISSUE...

Message to Residents	1
Board Report	2
Board Listing	3
Treasurer's Report	4
Bank Fraud Update	5
Manager's Message	6
Gate Access Report	7
AppFolio	8
Ridgewood Terrace	9
Natural Assets	10
Landscape	11
Spring Break	12
Men's Club	13
Women's Club	14
From the West Corner	15
TROM Trivia	16
Trom Trivia Answers	16

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.

Report from Board of Governors Meeting

Submitted by Russ Gill



At the April 25th Meeting, the Board approved the expenditures to replace a faulty pool pump, replace the metal grates on one of the outflow boxes and for a Hydretain application to help hold moisture in the turf to mitigate the dry conditions we are experiencing.

The Board approved the addition of Mike Knowles to the Honore Border Task Force and Jon Englebrekston to the FIRRM. Also approved was the Truck Task Force Charter.

The Treasurer reported in March that there was significant fraud against our Truist account, approximately \$108,000. Since then, there have been significant efforts by the Board to insure that cannot happen again. As of April 26, we have recovered all of the funds except \$1,600. We are continuing to push Civix and Truist to recover the remaining funds. As the Treasurer and Civix worked through the recovery of the stolen funds, it has become obvious Truist does not want our business and therefore the Board is actively evaluating other banks. We expect this process to be completed by the first of June.

On April 5, an AppFolio training class was held in the community center and was attended by 35 to 40 people. The attendees believed AppFolio is pretty intuitive once initial training has been provided.

We currently have only about 50% of the residents signed up for AppFolio. The Board has targeted a 90% participation rate. Within AppFolio there is an events calendar which shows what food trucks will be at the center and all the committee and task force meeting schedules.

You can enter your ARC requests directly into the system and track the results. Another great feature is your association account. If you have not already signed up to use AppFolio, I encourage you to please contact the office to obtain your logon information. On April 5, an AppFolio training class was held in the community center and was attended by 35 to 40 people. The attendees believed AppFolio is pretty intuitive once initial training has been provided.

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2024 Board of Governors

Seat of Board President Vacant



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vp@myturtlerock.com



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708 203-2746

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



Mother's Day is a **national holiday** in the United States.

It is celebrated annually on the **second Sunday in May**. This special day honors mothers, motherhood, and maternal bonds, recognizing their positive contributions to families and society as a whole.

The tradition of Mother's Day began with Anna Jarvis, who organized the first official Mother's Day service at St. Andrew's Methodist Church in Grafton, West Virginia, on **May 10, 1908**.

Popular observances include giving holiday cards and gifts, attending church services (often accompanied by distributing carnations), and sharing family dinners.

President Woodrow Wilson officially designated Mother's Day as a national holiday in **1914**. It complements other celebrations honoring family members, such as Father's Day, Siblings Day, and Grandparents Day.



Treasurer's Report

By: Susan Birkenmaier, Ed.D.



Year-to-Date Ending	March 2024		
	Actual	Budget	Percent collected/spent
Income: Assessments and other	\$ 472,476*	\$1,886,504	25.05%**
Expenses:			
General and Administrative	\$ 122,269	\$ 516,250	23.68%
Common Grounds	69,709	277,948	25.08%
Access Control/Gatehouse	87,163	391,037	22.29%
Facilities Maintenance	20,754	157,270	13.20%
Utilities	20,788	88,100	23.60%
Reserves Contributions *	116,475	465,899	25.00%
Total Expenses	\$ 437,158	\$1,896,504	23.05%
Income over expenses y-t-d	\$ 35,318		

*This report reflects financial transactions as recorded under the accrual method of accounting

** Fraudulent activities have been classified as accounts receivable on the financial statements. \$1,600 remains outstanding as unrecovered funds.

“The most important trip you can
take in life is
meeting people halfway.”

—Henry Boy

Bank Fraud Updates- submitted by TR Treasurer Susan Birkenmaier, Ed.D.

In January through early March the TR HOA bank account was compromised with \$108,646 lost through fraudulent withdrawals. Since that time, we have recovered \$106,155 as confirmed through our daily transaction review and monthly bank statements. Fund recovery and investigation has been handled by the Truist Bank fraud department. The theft was also reported to the Sarasota County Sheriff's Department and the FBI regional office.

Since the fraud occurred, several actions, beyond fund recovery, have been taken to protect and improve our account management. To date the HOA and Civix Property Management have implemented:

The compromised account was closed, and a new checking account was opened. Affidavits of each incidence of theft were completed and submitted to the bank for fund recovery. Daily on-line review and reporting of all bank transactions, with daily reports available to all Board members. Monthly financial and investment reports are provided to the full Board in the monthly Board packet.

A review of banking services and responsiveness to our client needs. As a result, a Req Quote (RFQ) for Banking Services was distributed to find a new bank that can best meet the needs of our HOA. Specifically, the HOA is interested in a partnership with a bank that has a dedicated HOA banking service department. Requested services will include:

Accessibility to on-line banking review for Board members.

ACH Positive Pay program so Civix can approve vendors before withdrawals are made from the HOA accounts.

Daily sweeps of the bank account to minimize account balances maintained in low interest accounts.

Improved daily investment of HOA funds to improve interest earnings and ensure FDIC protection limits are met.

If possible, expansion of quarterly assessment payment options.

The Finance (FIRRM) committee will review the quotes to ensure responding banks can provide the services needed by the HOA. Following an initial analysis, qualified banks will be invited to participate in an in-person interview to review their service package and fee structure. Reference calls will also be placed to confirm the satisfaction of other HOA's receiving their banking services. A final recommendation will be made to the Board and the transfer of banking services will begin early this summer. Every effort will be made to minimize disruption to property owners during the transition. In addition, the Board has adopted a new agreement with our investment manager, Jurist Wealth Management. This new agreement replaces our past arrangement which was transaction based (buying and selling CDs) to a fiduciary agreement. The fiduciary agreement protects the association as the investment manager will assume a more active role in monitoring and selecting investments that are in the best interest of the HOA and may provide a higher yield on our investments. The Board will continue to monitor and look for improved methods for managing HOA funds.

Cam Corner

by Nanette Thomas, Community Association Manager

The community sidewalks and curbs will be cleaned within the next couple of weeks. Watch for an email with the dates.

Following is a list of current compliance issues in Turtle Rock. As a reminder, roofs and driveways need to be clean, mulch needs to be in the front beds. Following is a list of the current compliance violations.



Compliance March 1-April 20

- ◆ 60 new violation letters sent out
- ◆ 44 violations have been closed
- ◆ 12 violations on hold
- ◆ 74 in progress

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

Compliance Open Issues:

Dirty Roof 31
Dirty Drive 23
Need Sod 1
Recreational vehicle 2
Unapproved Landscape 2
Remove dead tree 2
Beds need mulch 4
ARC approval needed for lighting 1
Remove play equipment 1
Repair soffit 2
Move pots without ARC approval 3
Remove hurricane shutters 1
Need additional trees 4

Gate Access Task Force

Submitted by Ken Rosemann

The Gate Access Task Force has spent the past several months reviewing and documenting gate issues that affect both residents and visitors.

Its Goals:

- keep both gates open to both guests and residents during the same hours, seven days a week
- standardize and improve on the documentation of visitors
- provide improved surveillance of the recreational area and Community Center
- shorten the length of time it takes for guests to enter the community
- provide a way for denied guests to exit the community
- improve the entire system with little or no impact on our residents
- there are no plans to close either gate or restrict traffic to a single gate.

The two biggest cost areas are Attendant salaries and equipment repair and replacement costs. Attendant salaries have continued to increase to the point that it makes sense to look at automating that service during off-peak hours.

Regarding the current equipment, which includes cameras, barrier arms, computer hardware and software, etc., most of it is at end of life, meaning it's outdated and no longer reliable and or repairable. It will be replaced as part of an overhaul of the entire system.

Knowing that a change in the way the gates are operated is necessary, the Task Force has been, and continues:

- looking at traffic data to determine off-peak hours at the gates
- visiting other communities to see how they handle off peak hours

continuing to meet with companies who specialize in HOA gate solutions

- seek an equipment solution with a single vendor who can provide consistent support

Based on the work done to date, we know the technology is available to meet the stated goals. Once the Task Force has chosen a company that meets all requirements, it will recommend to the Board that it sign a multiyear contract.

In Summary:

- The impact on homeowners will be able to create new guest lists and acquire new RFID sticker.
- Upgrading the equipment will have no impact on homeowners accessing the community
- Guests and vendors will experience the same technology at both gates.
- All equipment will be replaced and guaranteed for the life of the contract at locked in pricing.
- The checking of visitor credentials will be automated to speed up the entry process.
- Turn-around lanes will be added to allow denied visitors to exit the property.
- The outdated barcode technology will be replaced with RFID stickers.
- Active monitoring will be added at the Community Center and adjoining areas.

To offset the cost of this badly needed upgrade, the Task Force recommends that the evening and overnight onsite Attendants be replaced with a virtual Attendant. Trading onsite Attendant time and expected annual salary increases for locked-in pricing of virtual Attendants and current technology makes economic sense for our community.

AppFolio Session

submitted by Grace Boehm, Board Secretary

Many of you know that Civix offers Turtle Rock residents a portal for managing all things Turtle Rock. Important information about the status of your account, submitting and tracking ARC requests, events and communications is included when you activate and access your Turtle Rock AppFolio account.

Learning how to use AppFolio – or any new software – and knowing the tricks of the trade – can be an obstacle to gaining the maximum benefit from the portal. So on April 5, the Communications Committee sponsored an information session titled “Everything You Wanted to Know about AppFolio – But Didn’t Know to Ask.”

The meeting was held in person in the Community Center and via Zoom. It was well attended. Justin Gonzalez from Civix led the session and showed attendees how to use the major functions of the portal. Participants could also get help with activating their accounts, resolving issues, and getting answers to outstanding questions.

There will be another session later this year, in the meantime, if you have questions, you can email officeteam@myturtlerock.com.



Thank you to the Communications Committee for setting this up, to Nanette and AZ for preparing for the session, and to Justin for helping us with this transition to AppFolio.

To date, just over half of the homes in Turtle Rock have activated AppFolio accounts. If you haven't, find out what you're missing by contacting :
officeteam@myturtlerock.com
to get your AppFolio credentials and get started!

Ridgewood Terrace Subdivision Project

By Kathrin Harris



★ Location of above photo on map below.

Stonebridge Subdivision

Palmer Ranch Parkway

Turtle Rock



This new housing development was approved by the county's Planning Commission and Board of County Commissioners *over five years ago*. It was originally slated to be 34 homes with a small mitigation area, designated ★ by the on the map, along Palmer Ranch Pkwy west of the Stonebridge entrance. Permit requirements delayed the start of the project, then Covid put a further damper on it. Interestingly, the acre just east of the area with a star remains in private ownership.

The land was originally owned by Bertha Potter Palmer, who gave it to her sons, who in turn gifted it to the family of very loyal assistants to the Potter Palmer family. All throughout the development of Palmer Ranch association, these owners did NOT want to sell! This is why Stonebridge was built around these lots.

Apparently the current owners of the land, having obtained all required permits years ago, have decided the time is right to begin building what are to be million dollar-plus individual homes. This small subdivision will enjoy being in the middle of Palmer Ranch, but will NOT be a member community of Palmer Ranch Master Association, therefore owners will not pay Palmer Ranch dues. It is unclear whether they will become dues-paying members of Stonebridge. One has to feel sorry for the 28 homes that directly border this project, which have looked at a lush greenspace for nearly 30 years...



Natural Assets Committee

By: Michelle van Schouwen, Secretary NAC



Photos tell the story

Here are the first in a series of resident photos featuring our newly named ponds.



New life!
Sandhill crane with egg

Heron Pond (pond 18).



Sandhill crane with colts
Photos by Ginny Cheatham.



Fountain by night. Turtle Rock Lake (pond 1).

Photo by Donald Robear.

If you'd like to submit a feel-good image featuring any Turtle Rock pond, please email it to mmvanschouwen@gmail.com (10 mb or smaller) or place it on Google Photos and send a link to the same email. Please provide the name or number of the pond, and any other information you want to share.

Landscape & Grounds

By Jodi Cunnison



The Committee met on April 17th at the Community Center. In attendance were Curt Gilroy (Vice Chair of the Committee), Kathrin Harris (Board Liaison), Dave Alcala, Emily Miller, Bob Violet and Jodi Cunnison; along with Shane Battle from Bloomings.

Shane confirmed that the four large ornamental grasses that were too close to the sidewalk along Turtle Rock Blvd have been relocated and that the trimming of shrubs and weed control along the Blvd has been completed. Also, Bloomings has installed the two Christmas palm trees in front of the Community Pool and replaced the dead plantings on the south east island along Far Oak Circle. The oak tree located on the north east island of Far Oak Circle is looking much better and Bloomings will deep inject it with fertilizer.

As far as ongoing maintenance, Bloomings will install new shrubs at the street corner intersections along the Blvd where old ones have died, and will continue to monitor the Awabuki hedge along Central Sarasota Parkway by replacing dead shrubs with Pitch Apple shrubs

Shane provided a quote for Hydertain application on the turf of all common areas to help retain moisture throughout the drought season, which is typically April through June.

Please refer to Page 34 of the TROM for established guidelines for watering.

The Committee and Shane also discussed the possibility of replacing the dying turf between the sidewalk and the parking lot at the Community Center; adding jasmine around the newly installed Christmas palms; and replacing the dying hedge along the east side of the Blvd just south of Sweet Meadow Circle East.

Moving onto other community concerns, the Landscape Committee continues to discuss the need to replace the street light fixtures throughout Turtle Rock.

It was also brought to the Committee's attention that additional doggie stations may be needed. The Committee will investigate this issue.

Happy Spring to All!

Spring Break in TR

Submitted by Charlotte Jones

With credit to Patty Fleming and Kathrin Harris

It was a beautiful Saturday afternoon in early April on Meadow Rush Loop. My husband and I were enjoying the sun, the warmth, the flowers, when suddenly we saw a “geyser” of water shoot straight into the air across the street. It was our neighbor’s reclaimed water pipe, which had broken at the filter. They were not in town, so we nearby neighbors leapt into action.



First the shrubs growing around the shut off valve had to be cut away, then the valve located, then lots of digging ensued. Several brave souls tried to stop the flow of water and got soaked and muddy.



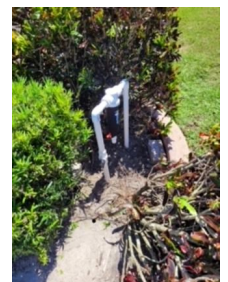
Meanwhile others were calling and texting to get a professional to come to Turtle Rock to turn off the water. Very difficult on a Saturday! Two hours went by before we got a company to come and shut it off.



This experience reminded us of our responsibility for maintaining the reclaimed water irrigation system at our houses.

Have an irrigation company periodically service your system.

Know where your irrigation shut-off is located. This is indicated by an “R” carved into the concrete in front of your house.



Do not have vegetation growing around your irrigation filter pipes. Easy access is important.



Let's all be proactive and safe-guard our underground pipes and valuable water!



Turtle Rock Men's Club

By Ken Rosemann

Thank you!

April's luncheon at The New Italian Grill was a huge success thanks to the generosity of our members. This luncheon was our annual fund raiser benefiting the All Faiths Food Bank Campaign Against Summer Hunger. That program specifically focuses on providing meals for some 40,000 children during the summer months when they are not given meals in school. Becky Abraham, Manager of Special Events and Donor Engagement, thanked the Club for its generosity over the last few years and gave a presentation on the Food Bank's work and its goal for this year. This year's campaign has raised \$1,525.00, and additional donations from Members unable to attend this luncheon will be added to that total. Our donation is eligible for a corporate match which will result in a wonderful gift for the children of Sarasota.

Gentlemen, thank you for demonstrating that we are a part of a great organization and community.

May's Luncheon-This month's luncheon will be held on May 15th at Beckham's. Details and menu are on their way to you. **June thru August Luncheons** Summer is upon us and many of you have or will be heading North for a few months. As in the past, we will be taking a hiatus from monthly luncheons beginning in June. We hope everyone enjoys their summer and we will announce future luncheon meetings as the schedule is complete.

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.

We wish the following a **Happy May Birthday!** If I have missed anyone, email me and I will update the TRMC website. **Jim Cerny, Al Guaspari, David Riccio, Joe Thilman, Bill Tiffan, Tom Wentz**



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. Bill also handles the ordering of name badges. If you would like to place an order call or text Bill for details.

Turtle Rock Women's Club

by Lisa Taverna



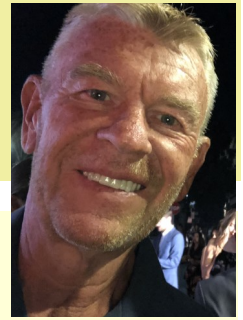
TURTLE ROCK WOMEN'S CLUB DUES

THIS MONTH WE WILL KICK OFF
OUR ANNUAL DUES EVENT FROM
4/1 TO 5/31. DUES ARE STILL \$20.
PLEASE DROP OFF YOUR \$20 DUES
AT THE TRWC MAILBOX AT THE
COMMUNITY CENTER.

Contact us if you have questions;
email Pam Paterson at
pfp1963@gmail.com
or Diane Spinella at
dianespinnella@gmail.com.

From The West Corner Of...

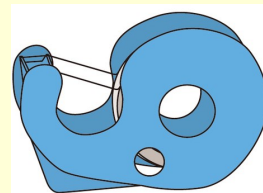
By: Steve West, Resident Columnist



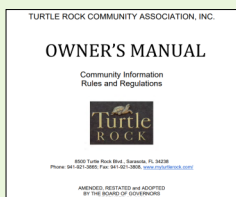
Richard Drew, the inventor of Scotch tape, cut his teeth as an inventor by creating masking tape in his spare time. In his first job as a lab tech at 3M (known then as Minnesota Mining and Manufacturing), he delivered sandpaper samples to auto manufacturers, and after hearing many an auto painter curse over their DIY masking solutions, he decided to design the perfect tape. He worked on it at 3M at first, but after he was scolded and told to get back to work, he continued the project at home. Drew eventually made his masking tape from crepe paper, cabinetmaker's glue, and glycerin in 1925, and got a big promotion.

Another industrial problem came to his attention soon after: Bakeries had started using newly invented cellophane for packaging, but had nothing attractive to seal it with. So Drew started experimenting with a clear tape. The adhesives he used on the masking tape looked brown, so he had to invent a new type of adhesive to make sure the tape stayed clear. The result was a cellophane tape with adhesive made

from oil, resins, and rubber. As the story goes, the name "Scotch tape" was inspired by an early version of Drew's masking tape, which had adhesive only on the edges, causing one auto painter to ask why Drew was so "Scotch" — a slang term for "cheap" at the expense of Scottish people. Scotch tape debuted in 1930, right at the start of the Great Depression, and as more and more households had to be thrifty and resourceful to survive, the product came along right in the nick of time. People used Scotch tape for everything from mending clothing to capping milk bottles — and even repairing cracked eggs.



TROM Trivia May 2024



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...

1. The private use for parties in the Community Center is Monday thru Friday, no week-ends, nor holidays due the office being closed and therefore no ability to access the Center. True or False?
2. My long lanai is perfect for a small chain run for my dog. As long as the run is in my lanai and not on the exterior of my home, it is within TROM R&Rs.
True or False?
3. Permitted driveway and walkway surfaces include: concrete, pavers, bricks, and one other surface. Can you name it?

Answers on last page

Answers to TROM TRIVIA

1. False. A key may be obtained the day before your scheduled private event when the office is open. (TROM II, D, 7)
2. False. No structure or mechanism for a pet is permitted. (TROM III, B, 4)
3. Stamped concrete. (TROM III, C, 3)

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.

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

Diane Geramanis, Recording Secretary

Penny Lind & Judy Bentz, Special Projects

Cean Cerny, Tech Support

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