

# TURTLE RUN TIMES

## ESTATES GOOD NEWS UPDATE

### ENTRANCE PAVERS



We are awaiting the final permit from the City of CS to fix the broken pavers and potholes at the 3 main entrances to homes within the Estates. The pavers were originally installed 14 years ago in partnership with the City of CS. In accordance with the agreement, our HOA is required to maintain this area. To do this properly, the limerock base under the pavers needs to be regraded and compacted. The cracked concrete bumpers and valley gutters will also be replaced to bring it to compliance with the agreement and code. The pavers themselves will be replaced to ensure the color is cohesive and does not look patched. Repairs are scheduled to begin as soon as the permit is issued and it is projected to be completed by the end of summer.

### TURTLE RUN PARK POSSIBILITIES

The City of CS Parks & Recreations is posed to invest a now *\$5 Million* Miracle Field to a lucky park in Coral Springs. It is currently considering three parks including Betti Stradling and our very own Turtle Run Park. A Miracle Field accommodates disabled children and will provide handicapped provisions, restrooms with showers, and state-of-the-art equipment to our park. Additionally, our current playground is set to be replaced as required due to age. The playground equipment that will accompany the Miracle Field will be far superior to what would be installed otherwise. Our HOA President, Chris Kapish, attended a staff meeting this month that included the Parks Director, Forest Glen Middle Principal, and the Assistant City Manager to discuss aspects of the Miracle Field. It is our belief that this project will benefit the residents by upgrading playground amenities that other communities do not have, which in turn can increase home values within TR and provide an even more beautiful park for our children to enjoy. Additional meetings are planned in the coming months as discussions progress, including the provision of additional security in the park.

### WAL MART BUS STOP

We have contacted Mark Bogen of the Broward County Commission to replace the existing bus stop in front of Wal Mart with a brick bus stop similar to the one on Sample Road. The current bus stop is in disrepair. The plastic roof is cracked and leaking. The seats are covered with sticky goo and gum. The bus stop itself is discolored and defaced, generally an eyesore in the community. We will keep you posted on the progress as it unfolds.



# FOREST GLEN MIDDLE REVITALIZATION PROJECT



The Turtle Run Foundation, which is comprised of all the HOAs within Turtle Run, has been working with Forest Glen Middle to refurbish the existing tennis courts, install pickle ball courts, and upgrade the landscaping at the school. Through this partnership, our residents can utilize the courts during evenings, weekends, and non-school hours and the students will be able to use them in school. The beautification project is underway and scheduled to be completed this summer. We are also discussing ideas to improve traffic congestion and dismissal routines. It has been proposed to rename the school Turtle Run Middle School.

## ANNUAL MEETING

A recent letter was distributed to residents by a homeowner that included misconceptions which should be clarified. According to the documents, the board has the option to change the date of the meeting as needed. This has been confirmed with council and done in the past without issue. Our annual meeting will not be neglected. Another point that should be clarified is that the HOA does not run the same as the CDD. The CDD is a governmental agency which is run by elected officials and thereby is governed under Florida State Statute Chapter 190 which says in part, that all business must be conducted in a public meeting, despite a request by newly elected board member Rob Shipe at the June 12th CDD meeting to have a closed door meeting about the main entrance features. Since this action would explicitly violate the Florida Sunshine Law, we do not expect the CDD to conduct that closed door meeting. However, HOAs do not fall under this category. HOA board members are permitted to and quite regularly communicate with each other about board business outside meetings. We can assure you that a majority of the board has approved all work, contracts, and agreements that have been conducted on behalf of the HOA. It is common practice for HOAs to ratify decisions made between meetings.

The board has the fiduciary duty of maintaining the deed restrictions within the community. In that spirit, for the first time, we have the unfortunate job of bringing a board member, Skip Carney, into compliance with multiple HOA violations. Since being notified nearly a year ago of the violations, we have received written communication indicating he has no intention of correcting the violations. The time spent on this issue and the projects currently in progress have led to a delay in the annual meeting. We are in the process of formulating the nominating committee and expect to have the annual meeting in September. The HOA has not received a letter from an attorney inquiring about the meeting. We are hopeful that no board member will use his/her position on this board to dismiss violations for themselves, to not enforce rules for friends, or not comply with rules for personal benefit. No homeowner should be above the rules, regardless of position in the community. Please feel free to contact Benchmark Property Management at 954-344-5353 with any questions, comments, or concerns.