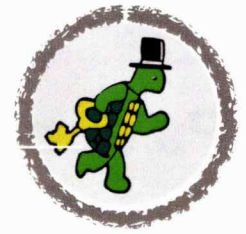


TURTLE RUN TIMES



Estates at Turtle Run Update



Annual Meeting

April 30, 2024 @ 6:00 PM

LaQuinta Inn

3701 N. University Drive

Coral Springs, FL 33065

We are happy to announce The Estates at Turtle Run is finally able to hold its annual meeting, despite several delays for various reasons. Meeting notices have been sent out along with a proxy. Please contact Benchmark Properties at (954) 344-5353 if you have not received your notice.

In the interest of transparency, we feel it necessary to inform you of recent events since our last annual meeting. Unfortunately, it was brought to our attention that board member Skip Carney, who has served on this board for decades, enlarged his property by building his pool deck approximately 14 feet into CDD property including a basketball court, sprinkler lines and landscaping down to the water line behind his home without permits or ARC forms. The city could not

issue permits as this is also against city code. Several months after receiving multiple notices of the HOA violation, Mr. Carney gave written notification that he would not comply with requests to remove the improper deck. Mr. Carney hired an attorney to fight the violation and rescheduled mediation several times. Coral Springs Code Enforcement also cited Mr. Carney and he finally agreed to remove the pavers in the fall of 2023. Mr. Carney then initiated a lawsuit against the HOA and its president, Chris Kapish, to hold the annual meeting, which is what everyone wanted to begin with. A meeting requires 3 board members to establish a quorum. It should be noted that Mr. Carney himself did not initiate an annual meeting until the spring of 2023. All lawsuits have finally been settled and we are now clear of any pending litigation. Our insurance policy will cover all costs of the most recent lawsuit after a \$1,000 deductible.

Rumors, infighting, and personal attacks have regretfully negatively impacted our whole community. Hopefully, regardless of the outcome of this meeting, going forward we will be able to come together to get back to the business of making Turtle Run the premier neighborhood it was known for and ensure all homeowners are held to the same standards. We hope everyone will be able to attend this very important meeting.

Paver Entrances

The pavers at the entrances off of Turtle Run Blvd which include 41st Street, 43rd Place, and 65th Avenue are in disrepair. These pavers were installed around 2009 through a capital improvement project. At that time the city required a license agreement between the city and the HOA that required the HOA to maintain, repair, and/or replace the pavers as needed. The city requested the CDD cosign the agreement in the event the HOA was unable to uphold its duty. Over the years the concrete bands have cracked, some pavers have broken and others are sunken, creating potholes which contain standing water. This current condition is unsafe and poses a significant liability to the HOA. The majority of the board agreed to have the road entrances fixed and upgraded to American Disabilities Act (ADA) regulations by creating a safe crossing sidewalk path which will accommodate wheelchairs, strollers, etc. The board hired engineers from KCI Technologies to design and facilitate the paver project and purchased the clay pavers in the spring of 2023. Unfortunately, HOA and CDD board member Skip Carney is against the



improvements, instead opting to just patch the walkways by replacing the old broken pavers with new pavers that may not match. In support of Mr. Carney, CDD board member Rob Shipe appeared before the City Commission on November 1, 2023 to request that they stop the project. There is a 120 day cancellation notice of the license agreement that can be waived to allow the HOA to proceed with the repairs. The city and HOA both agreed to waive the 120 day cancellation notice, but CDD board members Skip Carney, Rob Shipe, Zaida Karnegis, and appointed board member Barry Winfree have refused to waive the notice, against their own attorney's advice, effectively halting the project altogether and currently leaving the HOA at risk.

PUBLIC FISHING ON PRIVATE PROPERTY

Recently, we have seen a significant rise in people from outside our community coming to Turtle Run to fish. Visitors park vehicles on the grass and on sidewalks, killing grass and breaking sprinklers. Often fishhooks, dead fish, and debris are left behind. Residents have been calling security to remove strangers fishing from behind their homes. The lakes are privately owned by the taxpayers of Turtle Run and maintained by the CDD. It has been their long standing policy not to allow public fishing for these reasons. However, contrary to board policy, Chairman Skip Carney repeatedly instructed our Security Officers not to enforce the fishing rules. As always, homeowners are permitted to fish behind their own homes.

