

TURNBERRY AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
Held December 4, 2003
At The Eagles Golf Club, 7pm

Meeting was called to order at 7:55pm by Bill Snowdon who requested Board Members introduce themselves

Board Members Present: Bill Snowdon, Jim Lawn, Rob Minisci (Directors) & Bruce Walling (Eagles Master Assoc Representative)

Also in Attendance: Leigh Slement – Property Manager and 22 homeowners present in person; and 26 by proxy.
A total of 48 met exact quorum requirement of one-third of 144 homeowners.

By motion Bruce Walling/second by Bill Snowdon and carried unopposed to approve and accept the following into the Associations' records: Minutes of the previous Annual Meeting held November 26, 2002, as read by Leigh Slement; Minutes of the previous Board of Directors Meeting held September 30, 2003 and an Affidavit of Mailing confirming mailing of notice of this meeting to each resident on record on November 10, 2003.

Treasurer's Report: by Jim Lawn

As at end October 2003. Cash/Deposits = \$14,913.58 + Reserves \$32,862.63 to total \$47,776.21;

Expenses to Budget = \$41,917.68/\$41,760.

Commencing 2004 the two reserves related to paving namely reseal and repave will be amalgamated into one "paving" reserve account.

As at end November 2003, 144 homes closed. Only one delinquent liened account was reported in the amount of \$112.92. Financials for the year to date were made available to those present.

2004 Proposed Budget:

Questions were entertained relative to the Budget as presented.

By motion Bruce Walling/second Jim Lawn and carried unopposed to adopt the Budget as presented for the calendar year 2004.

Valerie Whisenant moved to obtain separate bids for the entrance and irrigated common areas and the non-irrigated common areas. After discussion Bill Snowdon motioned/second by Jim Lawn and carried unopposed to obtain and entertain bids from appropriate vendors for the common areas according to the following two categories:

- a) mow, edge, trim, weed and blow all common areas only; and
- b) fertilize per specific requirements, maintain irrigation systems and annual rotation for entrances and loop area landscaped beds once installed.

Proxy Amendment Vote Results:

Bill Snowdon, with relief, relayed the good news that the Amendments had finally succeeded.

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The Vote of 96 homeowners are in hand which meets the two-thirds requirement to amend the Declaration according to Article X Section 5. Tally of the final votes for the record are as follows:-

Vote # 1

RENTED/LEASED PROPERTIES

That no building or other improvements situate on any Lot or Building Plot shall be rented or leased separately from the rental or lease of the entire Lot or Building Plot and no part of any such building or other improvements shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation. No garage apartment or apartment house shall be erected or allowed to remain on any Lot or Building Plot and no building or other improvements on any Lot or Building Plot at any time shall be converted into a duplex residence, garage apartment or apartment house.

87 in favor / 9 against

Vote # 2

That no home will be rented by the respective owners for any other purpose than as for a single family residence. A maximum of six (6) or less unrelated persons will reside in the home and abide fully to the deed restrictions for Turnberry Homeowners Association Inc and the Eagles Master Association Inc. Extenuating circumstances for more occupants per unit must be applied for in writing to the Board of Directors for their approval PRIOR to signing of lease/rental agreements.

88 in favor / 8 against

Vote # 3

That no home will be rented/leased by the respective owner for a period of less than 6 months.

78 in favor / 18 against

Vote # 4

That no home will be rented/leased by the respective owner without a contracted lawn service nor will any home be rented/leased without a signed document by the prospective renter that they agree to abide by the Covenants, Rules and Restrictions for Turnberry Homeowners Association Inc. and The Eagles Master Association Inc. This document to be kept by the respective owner and made available to the Association upon request.

83 in favor / 13 against

Vote # 5

That all rented/leased properties are deemed noncommercial. Therefore no rented/leased property shall be used for the purpose of renting rooms therein or as a boarding house, hotel or motel.

90 in favor / 6 against

The amendments will be recorded with the Clerk of the Circuit Court Hillsborough County.

Election:

The Association was in receipt of two nominations for the Board of Directors before nominations from the floor were called. Robert Caliri & Robert Minisci.

The following nominations from the floor were received:- Elliot Deutsch, Oz Jensen, Diane Lupia and Marie Pearson.

All members present voted unanimously to accept all nominations to the Board of Directors.

Committee Volunteers received/confirmed as follows:-

Landscaping Committee: Sallee Kafer
 Valerie Whisenant

Welcome/Social Committee: Rick Sieper
 Peter Taylor
 Teresa Drenth
 Debbie Simmons

Architectural Control Committee: Oz Jensen
 Elliot Deutsch

Newsletter Committee: Amy Spitznagel
 Ed Balchunas

EMA Park Projects Committee: Kara Crall

Open Discussion involved :

- a) US Home outstanding issues, specifically Loop area and the design plan
- b) Question regarding the rumor that the golf course could be for sale

Meeting was duly motioned to adjourn at 8:50pm
Minutes prepared by Leigh Slement January 11, 2004.

TURNBERRY AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE FIRST NEW BOARD OF DIRECTORS MEETING
Reconvened directly after the Annual Meeting
Held December 4, 2003
At The Eagles Golf Club, 9:00pm

Before nominating Officer positions discussion took place to resolve the issue of an even number of 6 Board of Directors which were elected at the Annual Meeting.

1. President

By motion Rob Minisci/second Marie Pearson and carried unopposed to nominate ROB CALIRI AS PRESIDENT;

2. Vice-President

By motion Rob Caliri/second Elliot Deutsch and carried unopposed to nominate MARIE PEARSON AS VICE-PRESIDENT

3. Secretary

By motion Marie Pearson /second Rob Minisci and carried unopposed to nominate OZ JENSEN AS SECRETARY

4. Treasurer

By motion Elliot Deutsch/second Rob Caliri and carried unopposed to nominate DIANE LUPIA AS TREASURER

5. Committee Chair

By motion Rob Minisci/second Diane Lupia and carried unopposed to nominate ELLIOT DEUTSCH AS COMMITTEE CHAIR

6. Director at Large- Nominated Eagles Master Association Representative Director for Turnberry

By motion Rob Caliri/second by Oz Jensen and carried unopposed to nominate ROB MINISCI AS REPRESENTATIVE FOR TURNBERRY ON EAGLES MASTER ASSOCIATION BOARD OF DIRECTORS.

It was agreed that Meetings be held the third Monday of the month at the Club House and possibly every second month. The first meeting was scheduled for January 19, 2004.

There being no further business to discuss the meeting adjourned at 9:20pm

Minutes prepared by Leigh Slement January 11, 2004.