

# January 2025



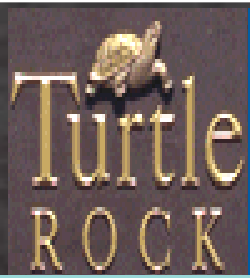
**Photo by Ginny  
Cheatham**

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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.



# Turtle Talk

## January 2025



## President's Message

By: Grace Boehm, Board President

The December Board of Governors meeting was held on December 19. First and foremost, because of the delay in getting the budget finalized and approved, the printing and mailing of the coupon books for residents to use in paying their first quarter dues was also delayed. They were mailed from Alabama to residents' mailing addresses on Monday December 16<sup>th</sup> and should be arriving shortly. The Board recognizes the inconvenience associated with the late receipt of the coupon books especially over the holiday, so we voted to waive late fees and interest on all payments received on or before January 31, 2025.

Four funding requests were presented to the Board at the December meeting. Three lights around the tennis courts were damaged as a result of Hurricane Milton and needed to be replaced. One vendor was able to obtain matching lights and they will be replaced at a cost of \$8,100. Two other funding requests were made to replace vegetation that has either died or is dying: (1) a viburnum hedge along Palmer Ranch Parkway that will be replaced with 84 hardy and native pitch apple plants for a cost of \$3,750 and (2) the area along the Central Sarasota Parkway wall where vegetation has died as a result of hurricanes and lightning strikes that will be addressed with a variety of 120 shrubs and 3 trees for a cost of \$5,850. Finally, the Landscape Committee proposed to replace the entrance landscape lighting at the North and South Gates at a cost of \$42,610. This is a relatively big-ticket item at a time when we are trying to fund many important and expensive projects. But...the current entrance lighting reflects poorly on the community and doesn't compare favorably with other communities on Palmer Ranch. The only entrance lighting fixtures that are operational are the lighting on the pergola columns, limited and important up lights for the flags and entrance signs and a handful of other fixtures around the entrance areas. The work needs to be done, and the Landscape Committee did its homework and found a superior solution at a lower cost than a "simple" rip and replace. Importantly, this is the way asset replacement is supposed to work.

Cont. p.2

## 2024 Board of Governors



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. The January 2025 meeting is currently scheduled for January 31, 2025. We hope to see you there.

The Association has an asset that has an anticipated useful life and the Association has been saving for the eventual replacement of these lights since they were installed in 2009. The \$42,610 cost is slightly LESS than what has been saved in reserves. In this case, the Board is able to meet its responsibilities to protect the value of all of our property. Kudos to the Landscape Committee for a job well done.

The Board also filled vacancies on a committee and a task force: Larry Johnsen was appointed to the Natural Assets Committee and Karen Howe was appointed to the Honore Border Task Force.

One of the initiatives the Board has begun in 2024 is making sure we have official board-approved policies to ensure consistency in understanding and to facilitate transferring of responsibilities to new Board members. For example, the Board approved a policy for how the newly established Disaster/Emergency Fund is managed: what can it be spent on, how is it funded, when does it need (or not need) to be replenished. The policy will be posted on the new platform after January 1 when we move to the Vantaca platform with the transition to Gulf Coast as our management company.

With the new budget for 2025, the contribution to the reserves has increased substantially. The Board must decide how to allocate that increased funding across the six categories of reserve funding. The recommendation from the FIRRM was approved which allocates the funding across the six categories aligned with the recommendation from Dreux Isaac, our Reserve Study experts. Thank you to the FIRRM for this recommendation as well as for drafting the new policy on how to manage the Disaster Emergency fund.

## Presidents Report Continued...

The Board, the FIRRM, Nanette and Nan have been working hard with Gulf Coast to establish our systems and data so we can pay bills, accept payment of dues, communicate with residents, manage compliance, and support the ARC as soon as possible. Our lofty goal is to hit the ground running on January 1, and we are making good progress. Shortly after the first of the year, Gulf Coast will be communicating with all of us on how to set up our Vantaca portals and how to use them. Bye, bye AppFolio, hello Vantaca. Thank you for your patience as we move through yet another transition.

I hope you all have a happy and peaceful holiday and a wonderful new year!



# Homeowner Dues & Payment Info

**The Treasurer's newsletter informs you of the increase to \$825 per quarter for homeowner dues starting January 2025.**

## Note

- Update payment information for Centennial Bank and confirm Truist is no longer listed as the dues payee.

**If you have any questions regarding dues payments please email [treasurer@myturtlerock.com](mailto:treasurer@myturtlerock.com)**

# Treasurer's Report

By Susan Birkenmaier, Ed.D.



Year-to-Date Ending

November, 2024

	Nov YTD spent	Annual Budget Total	Percent collected/actual of annual budget
<b>Income:</b> Assessments and other	\$ 1,750,481	\$1,886,504	92.79%
<b>Expenses:</b>			
General and Administrative	\$ 519,728	516,250	100.01%
Common Grounds	258,914	277,948	93.15%
Access Control/Gatehouse	341,517	391,037	87.34%
Facilities Maintenance	114,748	157,270	72.92%
Utilities	79,114	88,100	89.80%
Reserves Contributions	427,074	465,899	91.67%
<b>Total Expenses</b>	<b>\$ 1,741,095</b>	<b>\$1,896,504</b>	<b>91.81%</b>
<b>Expense in excess of income y-t-d</b>	<b>\$ 9,386</b>		

Percent of fiscal year lapsed 91.67%

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

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Assessments: Outstanding HOA Fees— (4th Qtr fees became due on October 1)

(0-30 days)	\$ 0
(31-60 days)	\$ 17,234
(61-90 days)	\$ 130
( 91+ days)	<u>\$ 7,801</u>
Total	\$ 25,175

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For more detailed monthly and annual financial information, dating back to 2015, please visit our website-Myturtlerock.com Resident Only tab. This is a password protected section; please email [trcommunications@myturtlerock.com](mailto:trcommunications@myturtlerock.com), and request the password by providing your name and TR address.

# Cam Corner

by Nanette Thomas, Community Association Manager

## Happy New Year!

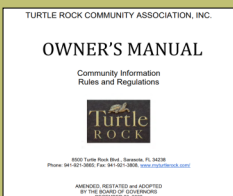
Management and Bank changes are coming to Turtle Rock effective January 1, 2025.

Our communication via email will also be changing. Please be patient and if you do not receive your emails from Turtle Rock, please contact the office so we can be sure your email address downloaded correctly into the new system.

You should have received your payment booklet for your 2025 quarterly dues this past week. The Board has voted not to enforce late fees in the month of January for the first quarterly 2025 dues, due to late arrival of the coupon books.



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



## T.R.O.M. Trivia January 2025

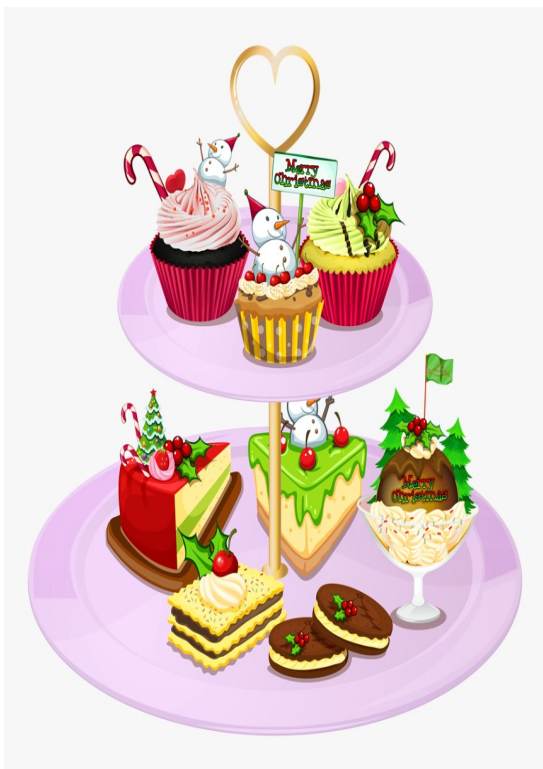
1. In T.R.O.M., the terms home, lot, and dwelling are used interchangeably throughout the document. There is no occasion where they have different meanings, True or False? And if False, what is/are the exception (s).
2. According to T.R.OM.. "immediate family" is a term that includes 10 specific groups of people. How many can you name?
3. Garages are limited to very specific uses in T/R. Living quarters, kitchens, and commercial use are some of the uses prohibited; however, a playroom for resident children is allowed as long as the garage door is kept closed. True or False?

## Interested in serving on the Finances, Infrastructure Resources, Risk Management (FIRRM) committee?

Beginning January 2025, there is an opening for a new FIRRM committee member. The purpose of the FIRRM is to monitor the performance of Turtle Rock financial activities, investments (both capital and financial), and the enterprise risk (both insurable and self-insured risk) of the Association, and to make recommendations to the Board for resource utilization or resource management in a manner that complies with Florida statutes, Turtle Rock's Deed of Restrictions, and other applicable industry standards. Committee membership includes the Board President and Treasurer, Board liaison and 2-4 HOA members. The (FIRRM) currently has an opening for an additional committee member.

Along with attending monthly committee meetings to offer perspective on various topics, members will commit personal time working on the HOA needs, such as reviewing financial reporting and accounting, data assessment and collections, drafting policies and procedures, researching questions with appropriate legal or financial authorities, and writing proposals (RFPs) or contracts, etc. needed for HOA services.

If you are interested in serving on the FIRRM committee, please send an email to [Treasurer@myturtlerock.com](mailto:Treasurer@myturtlerock.com). We will send you a FIRRM letter of application that provides more detail and asks you to provide information on your interest and qualifications. All applicants will be considered. Committee membership recommendations are then submitted for Board of Governor appointment.



*There should be a calorie  
refund for things that don't  
taste as good as you expected.*

## **Two Positions open for the Turtle Rock Board of Governors**

The Nominating Committee appreciates the investment in time and effort that Board members and committee members make in volunteering to keep Turtle Rock a desirable place in which to live. There are two vacancies on the Board in this election cycle. Forms to self-nominate for the Board were sent out at the beginning of November along with the date of the annual meeting to be held on Thursday, February 27, 2025. Board positions are filled through self-nominations because it is a commitment that one alone must make. However, that is not to say that if you know someone who you think would be a valuable asset to our Board, but may need a nudge to step forward, you may encourage him or her to run. In choosing to run, please consider your background and experiences which may make you a good fit. For example, have you served on Turtle Rock Committees, or do you have a professional background that would lend itself to serving on the Board?

### Candidate Applications Due

**January 10, 2025 1:00 p.m.**

**Candidate Applications have been mailed to every household but can also be obtained from the Turtle Rock Office, Turtle Rock Community Center during business hours Monday through Friday.**

If you have any questions, please reach out to Patty Fleming at [pflamingcp@hotmail.com](mailto:pflamingcp@hotmail.com) or Dodie Neuhauser at [dodieyn@icloud.com](mailto:dodieyn@icloud.com) your Nomination Committee Co-Chairs.

# Turtle Rock Board of Governor's Election



## Candidate Applications Due

**January 10, 2025 1:00 p.m.**

**Candidate Applications have been mailed to every household but can also be obtained from the Turtle Rock Office.**



## Candidate's Night

**February 6, 2025 6:30 p.m.**



## Annual Member Meeting

**February 27, 2025 6:30 pm**

**Ballots and Proxies due**



# Turtle Rock Men's Club

By Ken Rosemann

## Mark your calendars!

**January 15<sup>th</sup>** – 12 pm, Annual Meeting – New China Buffet – introduction of Board for 2025

Jeff Fasick, President      Fred Howe, Vice President      Ken Rosemann, Secretary  
Richard Miller, Treasurer      Ron Contillo, Activities      Chris Foust, Bylaws  
Bob Arnet, Speakers      Bill Kozlowski, Membership  
Doug Cordier and Doug Lind, Restaurants

**January 24<sup>th</sup>** – 6-9 pm, Music Bingo at the Community Center

**February 15<sup>th</sup>** – 1-3 pm, Cybersecurity Workshop, protecting yourself in the digital age at the Community Center

\*\*\*\*\*

## MONTHLY LUNCHEON REGISTRATION

**Effective with the February luncheon, Members will be asked to pay for their lunch in advance. Checks will need to be made out to, Turtle Rock Men's Club, with the selected entrée noted on the check and placed in the Men's mailbox at the Community Center. This change is necessary as restaurants require a commitment as to the number attending and no-shows are being paid for by the Men's Club.**

## 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](mailto:TRMCGolf@gmail.com) for more information.

\*\*\*\*\*

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

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

**Terry Cooney, Doug Cordier, Chris Foust, Kyle Gingras,**

**Fred Howe, Keith Jones, Chris Lauria, Tore Nordal**



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](mailto:turtlerockmensclub@gmail.com).

**We wish everyone a Happy and Healthy 2025!**

# Turtle Rock Women's Club

Turtlerockwomensclub@gmail.com



## WAYR? What Are You Reading?

Join the evening book club of the Women's Club in Turtle Rock. Members of the group discuss all kinds of books that they have been reading and recommending (or sometimes suggesting we avoid). Suggestions might include fiction, nonfiction, mysteries, historical, humor – you never know, so we get lots of ideas. If you're interested in learning more, contact Paula Griffin ([pygriff@gmail.com](mailto:pygriff@gmail.com).)

## Answers to TROM TRIVIA

1. True. There are no exceptions. (TROM III, A, 1)
  
2. 1-spouse  
2-domestic partner  
3-parents  
4-children  
5-siblings  
6-grandchildren  
7-nieces of the owner  
8-nephews of the owner  
9- nieces of the owner's spouse or domestic partner  
10 nephews of the owner's spouse or domestic partner  
(TROM III, A, 2)
  
3. False. (TROM III, B, 8)



# Sarasota county-sponsored Hazardous Waste Pick-up February 18, 2025

10-12 am

## Types of items accepted

- Adhesives and glue
- Automotive products
- Fertilizers
- Pool chemicals
- Aerosols
- Cleaners
- Fluorescent lamps
- Propane cylinders
- Antifreeze
- Electronics
- Gasoline
- Rechargeable batteries

# Turtle Rock's Annual Garage Sale

## February 22, 2025 from 8-11:30am



***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

**[trcommunications@myturtlerock.com](mailto:trcommunications@myturtlerock.com)**

*no later than February 10, 2025*

Turtle Rock will place an ad in local newspapers and Palmer Ranch will include information in their monthly newsletter to advertise the event.

Please Note: owners are responsible for their own sale



# Natural Assets Committee



## Natural Assets Committee is accepting applications for membership

Interested in contributing to Turtle Rock's Natural Assets Committee (NAC) efforts? Please read the following letter. Applications may be given to Nanette Thomas or any member of the NAC, or emailed to [mmvanschouwen@gmail.com](mailto:mmvanschouwen@gmail.com).  
RE: Application to Join the TR Natural Assets Committee

Dear Turtle Rock resident:

The Natural Assets Committee (NAC) members appreciate your interest in joining the team to help manage and preserve Turtle Rock's ponds, preserves and wetlands.

The committee's charter allows up to seven (7) members. Its purpose is summarized in its charter:

The purpose of the Natural Assets Committee (formerly known as the Retention Pond Committee) is to assess, monitor, and make recommendations for the preservation or improvement of Turtle Rock's Natural Assets including: stormwater systems composed of retention ponds, storm drains and piping, weirs, outfall boxes, mitered ends, as well as littoral shelves, wetlands, preserves, and nature trail, and to foster a better understanding among community residents on the purpose and value of preserving these natural resources as an integral component of maintaining the appearance, appeal, and desirability of the community for existing and prospective residents.

Committee members' volunteer time is necessary to perform ongoing and new initiatives. NAC's current initiatives include:

Monthly inspections of ponds, wetlands and preserves to identify specific problems that may need further work. Examples include unobstructed flow through mitered ends, weirs, and outfall boxes and invasive aquatic vegetation or severe erosion. Quantifying the cost of repair or remediation and recommending a solution to the Board is a priority.

Monthly consultation with Turtle Rock's ponds, wetlands, and preserves maintenance contractor on various contract services they provide, including monthly treatment of ponds, occasional trimming of low maintenance zones, quarterly inspection of preserves or wetlands, and pond trash pick-up or other special services as needed.

Inspection and maintenance of the Turtle Trail (nature trail that parallels the Legacy Trail, within the property boundaries of Turtle Rock common property).

Communication and education on Turtle Rock policies as they relate to storm management, wildlife preservation, and natural assets management and preservation for the enjoyment and property values of Turtle Rock residents.

If you want to support the fulfillment of NAC's charter and needs, NAC would appreciate some information from you regarding your interest in becoming an active member. As part of the application process, applicants are also asked to observe a meeting and/or inspection, and to review the charter as well as the Natural Assets policies and articles available on the Resources page of the website. Applications for membership are reviewed by the NAC and, if accepted, brought to the Turtle Rock Board for approval.

To start the application process, please provide the following information:

Explanation of your interest in becoming a member of the Natural Assets Committee.

Short bio including any volunteer efforts served on other Turtle Rock committees/task forces or with other organizations.

List of your skill sets relevant to helping the committee achieve its goals. Examples of useful skills include: environmental knowledge, mechanical or construction expertise, research and documentation, presentation skills (i.e., before a group), etc. Note that environmental expertise is not a requirement, since resources are available from SWFMD, I/FAS and Sarasota County.

Your voiced commitment to the time needed to attend monthly meetings and monthly inspections, plus special project support and research and development for specific issues as they arise.

Any personal references that may be valuable in the committee's review.

Thank you again for your interest in the Natural Assets Committee. We look forward to hearing back from you soon.

Warm regards,

Melody Barackman,  
Turtle Rock Natural Assets Committee Chair  
Michelle van Schouwen, Secretary  
Nancy Tomb, Member  
Curt Gilroy, Board Liaison  
*Article by Michelle van Schouwen, Secretary*

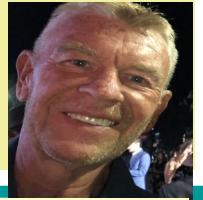
*Logo created by Barry Domenick, Turtle Rock Resident*

*Photo courtesy Curt Gilroy: Wood stork meal at Heron Pond (pond 18)*



# From The West Corner Of...

By: Steve West, Resident Columnist



## Are you old enough to remember this?

Egg cream sodas were once the effervescent star of New York’s soda fountain scene. Today, the drink is little more than a nostalgic novelty, served up occasionally at old school spots and retro-themed bars intent on keeping the classic alive. So what happened to this once-beloved treat?

At the beginning of the 20th century, soda fountains were a common sight and popular meeting place in New York City. The name described both the equipment — a tap that dispensed carbonated soda water — and the business, which often meant a place that served food along with the bubbly drinks. When they first gained popularity in the mid-1800s, soda fountain machines were primarily used in drug stores. Pharmacists mixed seltzer, seen then as a medicinal drink, with potent or bitter-tasting drugs to make them more palatable.

In the early 1900s, the fountains and the “soda jerks” who worked them moved on from serving just prescription drinks to a more tempting variety of sweets. As fountains proliferated in candy stores, ice cream parlors, luncheonettes, and department stores, carbonated water was mixed with fruit syrup, used to make ice cream floats, and featured as one of just three ingredients in an iconic New York City drink from the era: the egg cream soda.

Contrary to its name, an egg cream contained neither eggs nor cream. (No one is exactly sure where the name came from, though there are certainly lots of theories.) The soda was a mixture of chilled whole milk, seltzer water, and chocolate syrup (preferably Fox’s U-Bet Chocolate Syrup), whipped together to create a creamy, frothy, fizzy drink. It was one of the best-known drinks in the city at the time, but exactly how and when it made its way to New York soda fountains is the subject of competing theories.

One of the most popular stories suggests that Louis Auster first whipped it up at his Lower East Side candy store around 1890. Auster made his own chocolate syrup and never revealed his recipe. Another theory involves the Ukrainian-born Yiddish theater star Boris Tomashevsky. It’s said that, while in New York in the 1880s, he may have asked a soda jerk to make a drink he had enjoyed in Paris — a “chocolat et creme.” Yet another story, detailed in *New York Magazine* in 1971, claims the egg cream wasn’t actually invented until the 1920s, and was the property of the uncle of sociologist Daniel Bell — Uncle Hymie’s recipe, however, did involve an egg.

## ARCHITECTURAL REVIEW COMMITTEE (ARC)

### MEETINGS FOR 2025

The ARC meets monthly to review application requests submitted by homeowners for any change to the exterior or landscaping of their homes. All meetings start at 9 a.m. at the Community Center. The meeting schedule for 2025 is as follows:

January 25	July 19
February 22	August 23
March 22	September 20
April 26	October 18
May 24	November 22
June 21	December 20

Applications are to be submitted to the Management Office no later than the 15<sup>th</sup> of every month **by 1 p.m., with no exceptions**. Application forms may be downloaded from the Turtle Rock website ([www.myturtlerock.com](http://www.myturtlerock.com) under “Forms”) or obtained at the Management Office. Results will be posted to the website soon after the ARC meeting.

Emergency applications involving ongoing property damage or safety hazards will be considered on an expedited basis after contacting the Management Office.



# Happy New Year!

## **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:**

**[trcommunications@myturtlerock.com](mailto:trcommunications@myturtlerock.com)**

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

### **Committee Members**

Kim Weiser, Chair

Donna McCarthy & Charlotte Swann Welcome Team

Penny Lind & Judy Bentz, Special Projects

Cean Cerny, Tech Support

Jennifer Gaines, Graphic Arts

Board Liaison: Grace Boehm

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