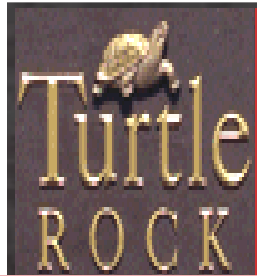


February

2025

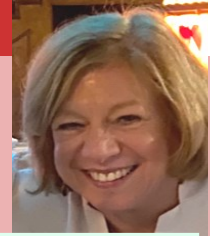


Photo by Ginny Cheatham



Turtle Talk

February 2025



President's Message

By: Grace Boehm, Board President

The January Board of Governors meeting was held on January 30. Once again we had many residents in attendance in person or on Zoom. Thank you for taking your time to let your voices be heard.

We recognized Nanette Thomas for two years of dedicated service to the Turtle Rock community. Thank you, Nanette, for all you do! We introduced Andy Moore, who is the owner of our new management company, Gulf Coast Property Management. Welcome, Andy and the rest of the Gulf Coast team who support Turtle Rock. He and I both acknowledge that we have hit a couple of rough patches on our way to being fully up and running. We believe most of those rough patches are behind us and as we move through the next few weeks and months, we can expect a return to normalcy. Finally, it was announced that there were two openings on the board due to the expiration of the Kathrin Harris' and my terms at the end of next month. There were two residents who self nominated to fill those positions, Karen Howe and me, so there is no need to hold a Meet the Candidates night or an election.

Our governing documents require that we hold an annual Members Meeting, and that meeting can't be held without a quorum. The way we achieve a quorum is in person attendance or proxies. The annual Members Meeting notice, which includes several important documents but most importantly the yellow proxy form, is being sent out by Monday.

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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.

2024 Board of Governors



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President
president@myturtlerock.com



Kathrin Harris 941-228-4588
Vice President
vp@myturtlerock.com



Susan Birkenmaier 708 -203-2746
Treasurer
treasurer@myturtlerock.com



Curt Gilroy 703-577-4841
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Rick Myerburg 412 889-2572
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Ehren McGeehan 651-216-1116
Governor
Governor1@myturtlerock.com

FEB MEETING

IT IS CRITICAL THAT YOU RETURN THOSE YELLOW PROXIES

as soon as possible. We have to have the annual Members Meeting, we have to notify residents via mail so if we don't achieve a quorum for the February 27 meeting, we will have to keep trying until we do. Please send in your yellow proxy. Thank you!

There were two funding requests presented to the board: one to purchase and install a generator for the community center and one to conduct an inspection of the storm-water management control structures. The inspection was approved at a cost of \$1,500. The Board discussed the generator, which most agree is a good idea and would allow the offices there to continue to conduct business during a power outage, but the idea was tabled to allow for more time to discuss the idea and decide if we want to pursue other options.

The Board also voted to change the fees charged for bar codes. New owners and new tenants will continue to pay \$50 per bar code. Existing residents and tenants will have their fee reduced to \$20. Hopefully that eliminates a pain point for residents who need a new bar code. The Board also approved a resolution allowing the Association to obtain a new credit card from Centennial Bank to replace the cards that are expiring or are associated with banks we no longer do business with

Treasurer's Report

By Susan Birkenmaier, Ed.D.



Year-to-Date Ending

December, 2024

	Dec YTD spent	Annual Budget Total	Percent collected/actual of annual budget
Income: Assessments and other	\$ 1,908,489	\$1,886,504	101.12%
Expenses:			
General and Administrative	\$ 581,592	516,250	112.66%
Common Grounds	288,267	277,948	103.71%
Access Control/Gatehouse	377,741	391,037	96.60%
Facilities Maintenance	120,443	157,270	76.58%
Utilities	87,559	88,100	99.39%
<u>Reserves Contributions</u>	<u>465,899</u>	<u>465,899</u>	<u>100.00%</u>
Total Expenses	\$ 1,921,501	\$1,896,504	101.32%
Expense in excess of income y-t-d	\$(13,012)		

Percent of fiscal year lapsed 100.00%

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

*Higher than expected revenues were generated by interest income and miscellaneous fee collection.

*Higher than expected general and grounds expenditures are due to emergency and storm costs.

Assessments: Outstanding HOA Fees— (4th Qtr fees became due on October 1, 2024)

(0-30 days)	\$ 615
(31-60 days)	\$ 9
(61-90 days)	\$ 142
(91+ days)	<u>\$ 12,219</u>
Total	\$ 12,985

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, and request the password by providing your name and TR address.

Cam Corner

by Nanette Thomas, Community Association Manager

Happy New Year!

With the New Year we have a New Bank and a New Management Company. Thank you for your patience with the transition.

The compliance runs will resume this month. This is a great time to check around your property to be sure everything is in tip top shape.

When making a request or making a complaint, please email me with the information. If I do not receive your contact information, I can not follow up with you. Requests received without contact information will be discarded.

Soon you will be receiving your Annual Meeting Packet. Please be sure to return your completed Proxy to the Community Center either by mail, email or in person.



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

February Important Dates

Feb. 15– Cyber Security Workshop

Feb 18-Hazardous Waste Pickup

Feb.22 -Garage Sale

Feb. 27 –Annual Members Meeting

Nominating Committee News

The Nominating Committee is pleased to announce that two qualified candidates have expressed an interest in fulfilling the vacancies on Turtle Rock Board of Governors. Grace Boehm has submitted her application to continue on the Board and Karen Howe has submitted an application to join the Board. Because we have two vacancies and only two applicants, it will not be necessary to hold a meet the Candidates Night or an election. Instead, you will have the opportunity to hear both of these individuals speak at the Annual Members Meeting on February 27th. The absence of an election does NOT eliminate the requirement to achieve a quorum and hold the Annual Members Meeting so returning your proxy is critical and appreciated!

Whether you plan to attend the meeting or not, please return the yellow proxy form mailed to you along with the meeting notice. When returning your form, please keep in mind the following:

Your proxy in no way negates any of your rights as a member of the community.

The purpose of your proxy is to establish a quorum so that the Annual Meeting and appointment of Board members can occur.

By returning your proxy whether you plan to attend the required Annual Meeting or not, allows for a quorum to be established ahead of time so the meeting can proceed in a more timely manner without additional cost to the association.

Your yellow proxy form can be returned either by **mail,**

as an **attachment by email to:**

communitymanager@myturtlerock.com,

or **dropped off in the TR Community Center**

anytime up until 6:00 p.m. on February 27th.

TURTLE ROCK'S ANNUAL GARAGE

S
A
L
E



Saturday February 22
8:00am - 11:30am

**Both gates will hand out maps directing shoppers
to the individuals homes who signed up**

**What makes a successful Trash to Treasure sale day?
Dedicated sellers, eager buyers, and a nice sunny day!
But you can't have a sale without several sellers!**

If you'd like to be included as a seller, don't forget to submit your name and address to trcommunications@myturtlerock.com.

The sooner the better!

If you'd also like to list items you will be selling to help buyers find items of interest (electronics, children's items, antiques, etc),

we can include this info next to your address.

This year we will be promoting the sale via many avenues, including social media outlets...So clean out those closets and garages and be sure to email your address to be included in this year's sale.

Submitted by the Turtle Rock Communications



Sarasota county-sponsored Hazardous Waste Pick-up

February 18, 2025

10-12 am

Volunteers are needed to help with
traffic flow, greet, and unload

Write to :

trcommunications@myturtlerock.com

ITEMS ACCEPTED INCLUDED

- Adhesives and glue
- Antifreeze
- Cleaners
- Fertilizers
- Gasoline
- Household fire extinguishers
- Mercury
- Motor oil
- Oil filters
- Paint
- Pesticides

- Aerosols
- Automotive products
- Electronics
- Florescent lamps
- Pool chemicals
- Propane cylinders
- Rechargeable batteries
- Solvents and thinners
- Vehicle batteries

Architectural Review Committee

By Curt Gilroy Board Liaison



Trees are an Important Natural Asset

Trees play a central role in Turtle Rock, contributing not only to the aesthetic appeal of our neighborhood, but also to the health of our environment. Homeowners and the Association, therefore, share a joint responsibility to maintain and, when necessary, replace the trees in alignment with Turtle Rock's governing documents.

Turtle Rock's documents specify the minimum number and types of trees required for each property. These requirements vary depending on the lot size, but generally include a thoughtful combination of hardwood trees and palms. Adhering to these requirements is not only a matter of community pride, but also an obligation for homeowners. These requirements are stipulated in the *TURTLE ROCK Standards and Criteria for New Construction*, and homeowners can find these requirements in the table on p. 45 of the *Turtle Rock Owners' Manual*.

If you are still uncertain about the tree requirements for your property, the Architectural Review Committee (ARC) and the Management Office at the Community Center are excellent resources. They can provide guidance on the number and types of trees your lot requires and ensure any replacements align with Turtle Rock's standards.

Over the years, age, disease, and storms have claimed many of our seasoned trees. While these losses can be disheartening, they also present an opportunity to reimagine and reinvigorate our landscapes. Proper tree maintenance and replacement ensure that our community retains its lush character, supports wildlife, and enhances property values.

From a landscaping perspective, trees provide shade, reduce noise, and serve as natural boundaries between homes. The shade from mature trees can make outdoor spaces more inviting while also offering privacy and reducing our air conditioning bills. Additionally, the diverse mix of hardwoods and palms outlined in the *Turtle Rock Owners' Manual* ensures a visually appealing balance across the community.

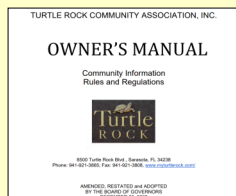
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Trees are an Important Natural Asset (continued)

Environmentally, trees are indispensable. They improve air quality by absorbing carbon dioxide and releasing oxygen, reduce stormwater runoff, and provide critical habitats for birds and other wildlife. Replacing ailing or removed trees with appropriate species helps preserve these benefits for future generations.

It is important to note that the Association cannot ask homeowners to do something that it would not do itself. With that in mind, the Landscape Committee has received approval from the Board to replace trees in the common areas that came down during the recent storms. Pruning healthy trees is also important to not only maintain their overall health and aesthetic beauty, but also to avoid potential further storm damage to your or your neighbor's property. Trees are *that* important to both the community and the environment. The Natural Assets Committee is also supportive of this initiative.

By maintaining and replacing trees as needed, we honor the shared vision of Turtle Rock as a vibrant, green community. Let's work together to ensure that our tree-lined streets and verdant landscapes remain a defining feature of our neighborhood for years to come. For questions or assistance, please reach out to the ARC or visit the Community Center.



T.R.O.M. Trivia February 2025

1. All homeowners are automatically members of the Turtle Rock Community Association. True or False?
2. If, on a three car garage, one of the doors needs replacing, it requires no approval as long as it is identical to the existing door. True or False?
3. Fire pits, fire tables, fire bowls, chimineas, etc. are allowable within the lanai enclosure. Do they have restricted operational hours, and, if so, what are the allowable hours?

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:

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

Applications are to be submitted to the Management Office no later than the 15th of every month by 1 p.m., with no exceptions. Application forms may be downloaded from the Turtle Rock website (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.

“Watchdog Report”



Well this one hits a little closer to home. One of our own TR clubs (groups) was blasted an email to all its members. The group and members requested anonymity, but the situation is real. The scam email read like this:

From: [here appeared a prominent member’s name in the group] <[scammer’s email address]@emya.mx> Date: January 21, 2025 at 10:15:55 AM EST To: steve77@gmail.com Subject: [name of group being scammed]

Dear Steve,

How are you doing? Are you available for assistance? I am out of the state now, and I have absolute confidence in you to handle this. The [name of group being scammed] needs to purchase gift cards to make donations to Veterans in Hospice and Palliative care units to buy coronavirus disease (COVID-19) prevention items. I’m responsible for the reimbursement. Would you like further information? I wish you blessings and happiness In 2025!!!

Sincerely, [name of prominent member]

[name of group being scammed]

I responded back that I’d be happy to help. Send me additional info and got this:

Steve, Thank you for responding back. I sent you a double response, you may need to check your spam mail. Kindly write me back as soon as possible. I currently cannot place a call because of non-available cellular service in Lanai Islands (Hawaii). I contacted you to help with this, as I trust you enough to complete this task as this is quite easy and straight forward. Kindly purchase any of eBay, Apple, Master Card gift cards for the donation pledged to Veterans at Hospice & the Palliative Care Unit on behalf of the [name of the TR group being scammed]. You can purchase the cards at any store near you (Walmart, Target, Walgreens, CVS, Dollar General e.t.c) in your current location for physical cards.

Number of Cards: 1

Values on Card: \$500/card

total Value: \$500

Card: eBay, Apple or MasterCard gift card (Physical Cards)

Sender: [name of our TR group being scammed]

be delivered: director [new scammer email address]@usa.com

*To-
Type of
Name of
E-mail to*

You will take a clear picture of the cards (front and back) to the email from the Director. The Director specifically instructed that the cards should be sent through email. This is because of the rule of Social distancing. Because of the time frame, I will need it to be done today or tomorrow. After purchasing the cards, send me a receipt for purchase from the store. You will keep the cards safe till I am back. I will be liable for reimbursement and also, let me know if a check is okay. I wish you a happy holidays in health and happiness In 2025!!!

Regards, [again, the name of the prominent member of the group appears here]

Once the scammer has the numbers on the card, it’s as good as having the card itself. They’re gone and so is your money. It’s an old scam, but it still works. It deeply saddens me to report such scam exists, but knowledge is power. When in doubt, call the Sherriff’s department and ask.

Landscape Committee Updates

By Kathrin Harris



Three hurricanes within 8 weeks last summer was a tall order for keeping the property looking good. We are thankful that despite taking a direct hit from Milton, not more property damage was incurred here—so many areas are still trying to recover. We lost more large trees, but hurricane clean-up was completed early December, new flowers planted at our entrances and in front of the community center, and the annual mulching event took place. The Board approved enhancements in December that we hope will be implemented within the next few weeks:

- the hedge along PRP between our entrance and Botanica has been declining for years, and has invited trespassing. The entire line of existing shrubs will be replaced with new plantings in order to fill the gaps and create a continuous green living wall;

- the area at our south wall—going east from the entrance—is also in need of refurbishment, especially since two large oaks had to be removed after being struck by lightning. Shrubs in an arrangement similar to the wall plantings along Palmer Ranch Pkwy, plus two trees, will be installed.

- the landscape lighting at both our entrances is unsound and looking shabby. The committee's proposal for replacement was tabled after Milton struck and there were more vital tasks at hand. This project is a reserve expense that has been fully funded, meaning we all have been saving up to replace this feature for our entrances for 15 years. The vendor is ordering parts and hopes to begin installation in March.

A rolling net was ordered for the pickleball lines painted on the basketball court. It is to be rolled back along the fence and out of the way when not in use. Also, new cameras have been installed so that use of this multi-purpose court can be monitored for use, providing information as to how frequently each type of sport is being played here.

Landscape Committee Continued



The non-functioning call box at the north gate, humorously clad with wrapping paper and a bow during the holidays, has been removed—thanks, AZ! This is certainly an improvement over a black garbage bag.



Prototypes just installed
mid January, at 100% lumens

Finally, in the upcoming months, the committee will be ready to make a recommendation to the FIRRM and Board to replace all our streetlights. As the summer hurricanes proved, this vital infrastructure has also outlived its useful life and needs to be replaced. The committee has identified several qualified sources to provide us with a complete solution that will be fully warranted for 7 years and is expected to last 20. For several months, two different prototypes have been lighting the Boulevard: one at the Blvd and Benchmark, the other on the Blvd between Deerbrook and Sabal Lake. That sample is a newer design which incorporates the solar panel at the top of the fixture, eliminating the need for the arm off the pole. This makes for not only a cleaner look, but a more wind-resistant installation. Two additional prototypes from a competitor were just installed at their expense—one along the Boulevard between Meadow Rush and Sweetmeadow, the other between Wildflower and Little Brook courts. Please take a look as you are driving on the Boulevard during the night.

Turtle Rock Women's Club

Turtlerockwomensclub@gmail.com

Come Play Pickleball with Us!

Several years ago, one of our newest club members, Polly Fasick, announced that she would like to start a Pickleball group. Enthusiasm for the sport has grown and we now have 33 members who have signed up and play on a regular basis! As the popularity grew, it was evident that we needed to add additional play times so with the of an App called Team Reach, members can choose from a variety of times to play.

We currently play on the basketball court adjacent to the Community Center, which has been lined for Pickleball. Recently we were able to purchase a rolling net which allows for less set up time and more play time!

Pickleball has become one of the fastest growing sports in our country and TR residents are picking up the paddle, as well! We welcome players of all levels to join in the fun! Please contact Polly Fasick (410) 218-7753 or Tammy Zelenak (330) 719-7720 if you are interested in learning more about the sport and how you can sign up to play.



Turtle Rock Men's Club

By Ken Rosemann

Mark Your Calendars!

February 15th – 1-3pm at the Community Center **Cyber Security Workshop** – Learn how to protect yourself from computer scams and theft. Sign up by emailing turtlerockmensclub@gmail.com. Bring your computer and cell phone to the Workshop.

February 19th – **Luncheon at the Grillsmith Restaurant** -Catherine Wunderlich, Trails Manager, Sarasota Parks, Recreation & Natural Resources, will give a presentation on “The Legacy Trail Past, Present & Future”.

March 18th – 6 pm at Ed Smith Stadium-**Oriole Spring Training** Game vs. Toronto Blue Jays – Contact John Adams, jadams733@aol.com for ticket availability.

March 19th – Luncheon at the **Mellow Mushroom Restaurant**-Our annual collection for the **All Faiths Food Bank's Campaign Against Summer Hunger** will take place. Becky Abraham, Manager, Special Events & Donor Engagement will give an update on the Banks activities.

April 25th – 6-10 pm at the Community Center-Kick off the start of Spring by attending a **Spring Fling event**. This event will be open to all residents and further information will be forthcoming.

Annual Membership The 2025 annual dues are due. If you haven't already done so, pay your dues by placing a \$20.00 check made out to Turtle Rock Men's Club, in the Men's Club mailbox at the Community Center.

Weekly Golf Outing If you are an avid 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 February Birthday! If I have missed anyone, email me and I will update the TRMC website.



**Jeff Fasick, Len Friedlander, Bob Lingard,
Larry Nelson, Michael Pitoniak, Ken Rosemann**

If you know of someone who may be interested in joining the Men's Club, have them call or text Bill Kozlowski at, 630-373-7829 or send a message to turtlerockmensclub@gmail.com, and he will be glad to assist them in the process of joining.



Cyber Security Workshop

February 15th 2025 - 1:00 pm to 3:00 pm

Turtle Rock Community Center

Learn how to protect yourself from:

Vishing – phone call scam

Smishing – Text message scam

Phishing - email scam

SIM Swap Scam

Ransomware/Malware

WiFi Internet Device attacks

Online Identity attacks (VPN)

Property Deed Theft

Identify Theft

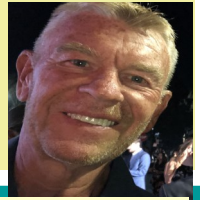
Don't forget to bring your computer and cell phone.

Please reply to this email to make your reservation:

turtlerockmensclub@gmail.com

From The West Corner Of...

By: Steve West, Resident Columnist



Mind your “P”s and “Q”s

Anyone who “minds their p’s and q’s” is known for acting on their best behavior, but what do those two letters stand for? Polite and quiet? Proper and quaint? Peas and uh... qarrots? We won’t take liberties with the spelling of “carrots,” and we can further confirm that none of those options is correct. However, there are a few origin stories for this perfectly quirky turn of phrase.

The Oxford English Dictionary records examples of these letters in print as early as 1602, though “p’s and q’s” were sometimes written as “Pee and Kue.” “To be on one’s p’s and q’s” and variants of that phrase meant to be on one’s best behavior. The exact wording of “mind your p’s and q’s” was first documented in the 1756 book *The Life & Memoirs of Ephraim Tristram Bates*.

While lexicographers and dictionaries can trace the printed citations and usages of words and phrases, they often don’t reveal how these phrases originally came to be. With “p’s and q’s,” there are several possible origin stories, but none rises above the rest. It’s possibly related to the similarity of the appearance of “p” and “q” in penmanship and a warning to avoid mixing them up; a similar story is related to printers mixing up the letters when typesetting. A completely different theory is based on the idea that bartenders used to keep running tabs of the number of pints and quarts drunk by their patrons (or told the patrons to “mind their own p’s and q’s”). A fourth and final purported origin story is that “p’s and q’s” translates to “pleases and thank-you,” as the latter part of “thank-you” sounds like the letter “Q.”

Answers to Trom Trivia

1. True. (TROM I, C.)
2. False. Regardless, ARC approval is required. (TROM III, B, 8)
3. Recreational fires are allowed between the hours of 10 a.m. and 10 p.m. (TROM III, C, 7)



Natural Assets Committee



Natural Assets Committee is raising funds for a new bench on Turtle Trail

Turtle Trail, the community's one-and-a-half mile walk through field and forest, is the perfect place to pause and enjoy nature. The Natural Assets Committee (NAC) wants to install a new bench adjacent to the trail, seven-tenths of a mile from the community center in the open grassy area after bridge #3. Visitors will be able to gaze at Pelican Pond (pond 4) and the woods beyond.

To help purchase and install the bench, which will cost approximately \$1800 start to finish, NAC is requesting contributions from interested residents. Gifts of any amount will be gratefully accepted. NAC will print names of contributors (not dollar amounts) in a future edition of Turtle Talk. If you prefer to give anonymously, please specify that. Checks should be made out to Turtle Rock Community Association, Inc. with "BENCH" written in the memo. They may be mailed to or dropped off at the community center.

NAC thanks all Turtle Rock residents for their ongoing support of Turtle Trail and all the natural assets of our community.



My wish is to stay always like this,

living quietly in a corner of nature.

–Claude Monet



“To love and be loved is to feel the sun from both sides.”

David Viscott

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

(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

Newsletter Staff

Judy Bentz, Turtle Talk Editor

Steve West Contributing Writer

Proofreaders: Charlotte Jones, Grace Boehm & Ginny Cheatham