

**MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Turtle Run Community Development District was held on November 14, 2016 at 6:00 p.m. at the offices of Governmental Management Services, 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Chris Kapish	Chairman
Lance Morgan	Vice Chairman
Skip Carney	Assistant Secretary
John Pfeiffer	Assistant Secretary

Also present were:

Dennis Baldis	District Manager
Mike Pawelczyk	District Counsel
Jake Ozyman	District Engineer
Zaida Karnegis	Resident
Cristin Peacock	Tamara Peacock Architects
Isa Fantal	Tamara Peacock Architects

Due to equipment failure, portions of the meeting were unable to be transcribed and the following is a summary of actions taken by the board of supervisors at the meeting when it was not possible to transcribe the meeting verbatim.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kapish called the meeting to order and Mr. Baldis called the roll.

SECOND ORDER OF BUSINESS

Moment of Silence

A moment of silence was held.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Kapish led the pledge of allegiance.

FOURTH ORDER OF BUSINESS

Good News

Mr. Kapish: We are going to go to Item #4 on our agenda, which is Good News. Looking for good news tonight. Lance, do you have any good news?

Mr. Morgan: I think I do. I want to congratulate Skip Carney for winning re-election to the board. Very good job. Very good campaign. Glad to have you back. A little golf clap would be appropriate. Welcome back, Skip. Congratulations.

Mr. Carney: Thank you.

Mr. Pfeiffer: You ran a very good campaign. I saw your flyers. They were very informative. Very fair and very self-explanatory.

Mr. Kapish: You had my vote, Skip. No doubt. Do you have any good news for us besides that, Skip?

Mr. Carney: My pastor was talking about going to Guatemala and people say why not just take care of what is in your own backyard, but anyhow, he put a couple stats up on the board that I thought were interesting. Over 50% of world population does not have clean water. Can you believe that? If you have an opportunity to buy a filter or donate to clean water, do it. I feel blessed to be living in the United States of America, even during the election process. Anyhow, I am glad to be here so thank you.

Mr. Kapish: Dennis, do you have any good news for us?

Mr. Baldis: I have an observation. I was happy to see nobody took a knee while we were saying the Pledge of Allegiance.

FIFTH ORDER OF BUSINESS Update on Projects

- Discussion with Ms. Tamara Peacock and her representative on designs for the entrance feature at Turtle Run Boulevard and Sample Road. The board chose Design #1 and gave direction to bring back construction cost for the next meeting.
- Discussion of painting the new wall at 41st Street and Turtle Run Boulevard. Eagle Painting proposal approved in the amount of \$2,650.00 for doing primer/ sealer coat.
- Bricks to be installed on Wednesday.
- Check times for fountains and entrance feature lights.
- Discussion for cable for the new figures from CDI.
- Municipal Lighting to bring plans for coach lighting to next meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

Mr. Kapish: What is going on with the roundabout? Where are we at with that?

Mr. Ozyman: The roundabout, they are okay with it. We gave them a drawing that was approved by DOT and all of that. Broward County did not want to comment. They don't care about it so the city just needs to say okay and we can move forward. The issue is they didn't put anything in the ordinance. I will talk to them about it.

Mr. Pawelczyk: So is that something I need to talk to the city attorney about? He has not responded to me on the roundabout. I had suggested to him that it should just be part of the license agreement where we are responsible for it period.

Mr. Kapish: Is there someone who can go over there and cut those pieces off and get them off the pavers?

Mr. Baldis: Some has already been removed. I will go look at it tomorrow.

Mr. Kapish: Anything else, Jake?

Mr. Ozyman: No, that is all for this week.

C. Landscape Committee

D. Field Manager

E. Manager

Mr. Baldis: The wall at 41st, I was told the bricks are coming tomorrow and he is going to start on that next week.

Mr. Kapish: He said if they come tomorrow he can start on Wednesday.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Pawelczyk: Mark Corlew's term expires in 2018 so you can appoint anyone at any time to fill that unexpired term provided whomever you appoint is a registered elector within Turtle Run, which means he or she is a resident of Florida, citizen of United States, and registered to vote at an address within the Turtle Run CDD.

Mr. Baldis: It is Seat #2.

Mr. Kapish: I think Zaida meets all those requirements?

Mr. Pawelczyk: So at this point if the board wishes to move forward it would be a motion to appoint her to fill the unexpired term of office.

On MOTION by Mr. Morgan seconded by Mr. Carney with all in favor Ms. Karnegis was appointed to the vacant seat for Seat #2.

Mr. Baldis, being a Notary Public of the State of Florida administered the oath of office to Ms. Karnegis, and briefly went over the information in the new board member package given to her. The signed oath will become part of the public record.

Mr. Pawelczyk: After the meeting after everybody disperses, rather than put it on the record and make our minutes people go through it, we will talk about the Form 1, the public records law, the Sunshine Law, etc. after the meeting. I know your transcriptionists appreciate that.

Mr. Kapish: That was audience comments so now we need to take care of any supervisor requests. Skip, do you have anything for us?

Mr. Carney: No. Thank you.

Mr. Kapish: Zaida, do you have anything?

Ms. Karnegis: No.

Mr. Kapish: John, do you have anything for us?

Mr. Pfeiffer: Welcome, Zaida. Great to have you on the board and we look forward to doing more good things in direction of making our neighborhood more beautiful and our community safer. So welcome and nothing further.

Ms. Karnegis: Thank you.

Mr. Kapish: Lance?

Mr. Morgan: Yes. Again, welcome to the board, Zaida. Glad to have you. Real quick, I know from time to time people complain about taxes that affect the real estate value for all of Turtle Run. I received something in the mail from a real estate agent from 6/21/16 to 10/31/16, which is roughly the last four months, that there has been approximately 10 sales in our community and most of them are well over \$500,000. So

for some of the board members who are little apprehensive about individuals who come here and say our taxes are out of control and that type of thing, this is the current list of real estate properties that have sold. If you want to look at the ones in The Estates, Hidden Lake, and in the other communities, this is contrary to what those individuals are saying at our meetings. So if all of the board members want to take a look at that now or after the board meeting, I would appreciate it.

Mr. Kapish: They are selling quickly. My neighbor sold his house for \$515,000. It is not even all updated. It doesn't have a new roof, it doesn't have hurricane shutters. It has regular glass windows. The only thing that has been updated is the kitchen. The rest of the house is not even that updated. It does have size. It has 3,800 square feet. I don't know if that beats Skip's since I know he has a very large house.

Mr. Carney: I am over 4,000 square feet total.

Mr. Kapish: And they are not on the water. It is a dry lot. It is a corner lot, though. I am good with that because it is good for everybody. They sold it quickly, too. They sold it within a month or so. I think with these improvements you are going to see our housing prices go up. I don't have anything myself, but also want to say thanks to Zaida for joining us. It is great to have somebody come along after Mark did a great job for us and I think that you have already had some great ideas that you have shared with us and now you are on the board, too.

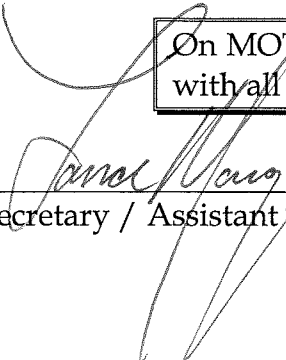
Mr. Carney: The election process was very educational. It was humbling talking to people and hearing what their concerns are and what the realities are. I have met a lot of people and we have gained a lot of support, so I just wanted you to know that.

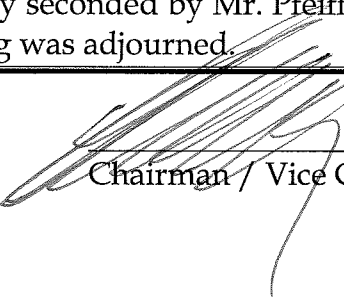
EIGHTH ORDER OF BUSINESS

Adjournment

There not being any further business,

On MOTION by Mr. Carney seconded by Mr. Pfeiffer with all in favor the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman