

**Turkey Creek Home Owners Association**  
**Board of Directors Meeting Minutes**  
**June 9, 2026**  
**Location: (Caldwell Home on Lemon)**

Called to order at 6:00 pm by President Kevin Terry

**1. ATTENDANCE:**

- Board of Directors:
  - Present:
    - Kevin Terry – President
    - Dean Caldwell – Vice President
    - Mary Brandow – Treasurer
    - Roger Peeples - Secretary
    - Sarah Caldwell - Director at Large
    - Luly Rodriguez - Director at Large
    - Lauren Armstrong - Director at Large
  - Absent:
    - None
  - Quorum (minimum 4 of 7) was present to officially conduct business.
- Other Association Members Present:
  - Julie Newton - outgoing treasurer
- Guests Present:
  - None.

**2. REVIEW and APPROVAL of MINUTES:**

- Reviewed agenda items to be discussed. Approved agenda for the meeting.

**3. ONGOING BUSINESS:**

**4. OFFICER REPORTS:**

- **PRESIDENT: Kevin Terry**

- Present – Welcome to new board members
- **VICE PRESIDENT: Dean Caldwell**
  - Present - No report.
- **TREASURER: Mary Brandow**
  - Met with Julie Newton to transfer responsibilities. Will meet Kevin Terry at Wells Fargo later in the week to get added to the account.
  - **ACTION**: Kevin Terry to get mailbox key to Mary Brandow.
  - Recommendation to only accept Cash, Check, or Zelle. Recommend discontinuing payment by Credit Card (Wix). The issue is that credit cards have caused issues with the fees and tying them to the correct homeowner. Additionally, there have been some payments in error that we had to still pay the fee for during the reimbursement as well as the purchase.
    - Approved by board unanimously.
  - **ACTION**: Mary Brandow will update [SUNBIZ.org](http://SUNBIZ.org) with the new Board members' information
  - Prior board members Erin and Julie both have debit cards on the account with Wells Fargo. Kevin & Mary to visit Wells Fargo and have Julie/Erin removed from the account and have Mary added. Julie and Erin to destroy their own debit cards.
- **SECRETARY: Roger Peeples**
  - Nothing to report.
- **DIRECTOR AT LARGE: Lauren Armstrong - Communications**
  - Nothing to report.
- **DIRECTOR AT LARGE: Sarah Caldwell -**
  - Nothing to report.
- **DIRECTOR AT LARGE: Luly Rodriguez**
  - Nothing to report.

## 5. COMMITTEE REPORTS:

- **CRIME WATCH:**
  
- **WELCOME:**
  
- **FRONT ENTRANCE (Status & Maintenance):**
  - Posts on the south sidewalk were recently struck. Dean Caldwell volunteered to fix them
  - Discussion regarding if the posts should be removed. No decision was made to remove them. Suggestions were made to “relocate” them to the other side of the sidewalk (further from the road to reduce the number of cars that strike the poles). After some discussion, it was determined more information regarding the cost was needed before any decision could be made. The railings will be repaired by Dean Caldwell for now.
  - **ACTION:** Lauren Armstrong took the action to speak to Melinda Deegan if she was still wanting to help lead the front entrance beautification efforts. If she still wants to lead that effort, we need to understand what other volunteer efforts or materials she needs.

## **6. NEW BUSINESS:**

- Website contents
  - Kevin Terry indicated there are some additional data items we want to put on the website. This includes the following:
    - HOA Board Training
    - Annual Plan
    - Annual Budget
    - Meeting Minutes
    - Meeting agendas and times/locations prior to meeting
- State training for HOA board.
  - Kevin Terry indicated there is required HOA board training from the state.
    - <https://www.fsresidential.com/florida/news-events/on-demand-board-member-certification/>
    - Board Certification Slides: <https://www2.myfloridalicense.com/lsc/documents/Condo%20&%20HOA%20Board%20Member%20Certification.pdf>
    - <https://www2.myfloridalicense.com/condos-timeshares-mobile-homes/event-calendar/#july-2026>

- Board members agreed they would take the training. It appears that the first link above is a recording that can be completed at the learner's own pace.
- Concern about properties with lacking maintenance
  - Specific concern about fences
  - Board determined we would first speak with the owners before beginning any formal letters
  - Some concern about how to equitably enforce with the limited time board members have to devote
- Facebook page expectations
  - Some issues recently with Facebook posts. May need to implement some updated guidelines for Facebook usage (community standards)
  - Kevin Terry proposed the following updated rules for consideration:
    - <https://docs.google.com/document/d/1vEZYhyPp-nZ1Uft15ydpF7n8eQNRZE9TIFeEFvLQLxw/edit?usp=sharing>
- Roles and responsibilities for Board members
  - Monitor HOA email inbox - will be done by Lauren (Communications)
  - **ACTION**: Lauren to speak with prior board members about getting the texting service (PonyExpress) moved over to her control
  - Monitor Facebook - Will be done by Lauren, Luly, and Sarah (If I remember correctly)
  - Estoppel letters will be handled by the Treasurer
  - Roger Peebles volunteered to handle Covenant Approval Requests (new roofs, new fences, etc) - Kevin to provide template from prior responses
  - Lauren will update the Facebook page with updated guidelines. - We will try the new rules for a few months and see if we need to make any adjustments.
- Next Meeting Date
  - Thursday, August 6 @ 6:00 pm at
  - Location: Roger Peebles' home (last house on right at the north end of Mandarin).

Meeting Adjourned approximately 7:30 pm

(Minutes recorded and submitted by Kevin Terry)