

Turkey Creek Home Owners Association
Board of Directors Meeting Minutes
August 6, 2026
Location: (Peeples Home on Mandarin)

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
 - Lauren Armstrong - Director at Large
 - Absent:
 - Luly Rodriguez - Director at Large
 - Sarah Caldwell - Director at Large
 - Quorum (minimum 4 of 7) was present to officially conduct business.
- Other Association Members Present:
 - None
- 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 – No report.

- **VICE PRESIDENT: Dean Caldwell**

- Present - Report on front entrance - see below.
- **TREASURER: Mary Brandow**
 - Financial Report
 - \$25,702.28 in account.
 - 85 Homeowners have paid
 - **ACTION:** Mary Brandow to order check endorsement stamp.
 - **ACTION:** Kevin to ask lawyer about sending out past due dues and what are the options available to collect.
- **SECRETARY: Roger Peeples**
 - Processed acceptance of fence for William Clark, 1034 Citrus
 - Processed acceptance of fence for Jeremy O'Neail, 1075 Mandarin
- **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:**
 - Nothing to report.
- **WELCOME:**
 - Luly had described some cutting board items she saw that could be emblazoned with our TCHOA name **(and logo?)** on them for welcome item gifts. The board was in agreement.
- **COMMUNICATIONS:**

- **ACTION:** Lauren Armstrong to change password to TCHOA gmail acct.
- Newsletter to go out sometime in Fall.
- 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-nZ1UftI5ydpF7n8eQNRZE9TIFeEFvLQLxw/edit?usp=sharing>
- 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
- **FRONT ENTRANCE (Status & Maintenance):**
 - **ACTION for** Kevin: Ask Melinda if she could reach out to the front entrance neighbors to discuss permissions for adding signs for the front entrance.
 - **ACTION:** Lauren to look into a sign-up for volunteers for front entrance cleanup.
 - **ACTION:** Lauren to look into purchasing solar lights for front entrance.
 - 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 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.

- Shortly after this meeting, Mary Brandow and Pat looked at the front entrance and observed: “Pat’s recommendation would be to relocate the posts 2-3 feet back from Clearmont. We would need to cut the posts out, cut the railing back, and take one of the posts by the garbage can (which are undamaged) to support the end of the railing. That way you maintain the basic look while moving the posts (hopefully) out of harms way.”

- **EVENTS:**

- **Holiday Events**

- Ask Melinda if she could reach out to the front entrance neighbors to discuss permissions for adding signs for the front entrance
- Come up with ideas for next meeting

- **Back To School Events**

- Dean to look into getting an ice cream truck or shave ice truck and how much it would cost.
- We need to pick a date. Possibly August 22 5-6pm

- **Halloween Event**

- **ACTION:** Sarah to get hold of off duty police from one hour before till one hour after event.

6. NEW BUSINESS:

- **ACTION:** Kevin to ask Henry to get information on the two vacant lots that haven’t been mowed in a long time.
- Roles and responsibilities for Board members
 - Monitor HOA email inbox - will be done by Lauren (Communications)
- Next Meeting Date
 - Thursday, October 1 @ 6:00 pm
 - Location: Kevin Terry’s home

Meeting Adjourned approximately 7:00 pm

(Minutes recorded and submitted by Secretary Roger Peebles)