



The Turning Point

BOARD OF DIRECTORS 2020

GREGORI ARZUMANOV, President,
LORETTA WAND, Vice President,
VICTOR NUNBERG, Treasurer

RICHARD BARTEN, Secretary
YURI BOBROVNIKOV, Director

A MESSAGE FROM THE PRESIDENT OF THE BOARD OF DIRECTORS,



Dear Residents,

I would like to start this article by expressing my appreciation towards all the Board members, my colleagues, Committees, and Residents of Turnberry on the Green who put their efforts, time and energy to make our life in our community better. Also, I would like to especially thank our administrative, maintenance, engineering and housekeeping team, who have really put their hearts and souls into their daily work.

Our Board Members can work together showing unity with all the decisions they make. It is extremely important when Board Members having different points of view can make decisions with respect for each other. As my dear readers see below, our many projects are being accomplished successfully.

In the tradition of "The Turning Point," I would like to review all of the projects that have been completed and reflect on my perspective regarding the future of our community.

During 2019—2020 years the Association has completed several projects that directly affect the look of our community.

1. In winter - spring of 2019 we completed one of the biggest projects: Landscaping. More than 75 palm trees were planted around the property. It completely changed the front, North and backyard of our community. The project went through 3 stages: North area, Front Entrance and Backyard. The cost of this project was approximately \$35,000. Like usual, before starting the project, we obtained bids from local landscaping companies to choose the best deal.
2. More than 300 foot-long fence was built between our property and neighbors Turnberry Isles. Now it looks clear and Residents can enjoy the view of the Golf Course. This part of the project was done in house. As a part of remodeling of North area we replaced the Tiki-Hut grills for new ones. These projects cost approximately \$32,000.
3. During the spring of 2020, while we had restricted access to the swimming pool related to Covid-19, our engineering team together with housekeepers completed the Pool Resurfacing project. This project was done in house. Water was drained, all walls and bottom of the pool were cleaned and repaired. Also, all 4 heaters for our aqua amenities were changed to new ones, and new protective bungalow made from teak was built by "Big Kahuna Tiki Huts" for protecting our pool



equipment. See pictures attached. The cost of the Heaters Project was \$24,000.

4. During the winter and spring of 2020, we have been working on a project which has never been done in any other Condominiums. We converted our river fountain in the backyard into a pond. In order to do that, we built New Water cleaning system based on use of UV disinfection method excluding the traditional methods using chlorine. It gave us the opportunity to create a pond with more than 70 Koi fish in it, see pictures attached. This project was included to our report to the City and we obtained the Go Green Recognition Award 2020 from the Mayor of Aventura. This project approximately cost \$14,000.
5. A new business center was built on the second floor. This 950 sq. feet room is equipped with new computers, printers and furniture. We also remodeled the pool room with new curtains and pool table resurfacing. These projects cost approximately \$21,000.
6. During 2019 more than 20 Night Light Poles were installed around the property using energy saving LED technologies. Also, we replaced the garage roof lightning to LED, which saved electricity and decreased our FPL bills. This project cost \$18,000.
7. During the spring and summer of 2020 we completed the Door Painting Project. All apartments doors, emergency exits, elevators, electrical rooms doors, totally 624 doors were repaired, primed and painted. The cost of the project was \$36,000.
8. We built a new Website for existing and prospective Residents, and members of the Association who can now review our official documents, notes, agenda and minutes. Also, we keep useful forms and downloads there for the convenience of our Residents. It contains section where we keep our memories of past events. Please accept our apologies that a few pages are still under development, which will be completed soon.
9. During the winter of 2020, the Association signed a new contract with Park-1 Valet Service (SMS).
10. During the spring 2020, the Association signed the renewal contract with Atlantic Broadband which will last until 2027. Per this contact the entire building and all 377 units will be rewired from coaxial cable to fiber optical. The fiber optic technology will allow us to increase the speed of the Internet potentially up to 10 Gb in download per second. Also, it will give us the opportunity to increase the number of TV channels up to 4,000 in HD resolution. The internet based on fiber optical is stable and has the lowest noise inflation to the signal. The cost of rewiring is \$316,000 and it will be covered by Atlantic Broadband.
11. We were facing numerous leaks because the plumbing parts were obsolete. We completed the Leak Prevention project by replacing valves, flippers, hoses inside of the tanks of toilets in every unit.

WE WERE ABLE TO COMPLETE ALL THE ABOVE MENTIONED PROJECTS IN TOTAL COST OF \$180,000 WITHOUT ANY SPECIAL ASSESSMENT.

Pending Projects:

1. Our building is in the process of installing new fiber optic wire. Each apartment will be supplied with fiber optic cable and router. The expecting date to complete this project is December 1, 2020.

Future Projects:

In the next few years we are planning to start and complete the following projects:

1. Painting of the building.
2. Repair and painting the garage.
3. Electric car charge stations installation.
4. Fence remodeling.
5. Receiving Area: The Association is planning to resurface the entire receiving area. We will replace the asphalt to pavers.
6. Lobby and Second Floor resurfacing: the Association is planning to replace the wallpaper and the marble in the corridor of the first and second floor. We have received more than 10 different designs of the wallpaper.

PRESIDENT'S MESSAGE CONTINUED...

The Association's Updated Financials:

The latest 2020 Annual Report has been uploaded to the SUNBIZ website and is now available to the public. In reference to 2020 audit report, it is in the process of preparation with our accountant.

During the year 2019-2020, the Association acquired approximately \$400,000 as a surplus, thanks to the Board of Directors for savings. These funds were transferred to the reserve account and will be used for future repairs or improvements. **I have recommended the Board of Directors to not increase the maintenance in the year 2021, even though we have to take into consideration that several vendors have increased their services up 3-4%.**

In the year 2020, the Board of Directors worked diligently in order to decrease the number of units which are delinquent with their maintenance.

The Board of Directors are constantly working in order to make Turnberry on the Green one of the strongest and financially stable Associations. It is a pleasure for me, to inform our members that the total funds accumulated in our operating and reserve account exceeds \$4.1M. Please take into consideration, that the Association already completed the bigger projects such as; painting the entire building, replacing two main air conditioning units on the building's roof, repairing the swimming pool, building a Tiki-Hut and a breezeway, resurfacing the playground, total remodeling of the gym, fixing the main roof of the building and many more. I am confident with the way the Board has chosen to manage this Association. The numbers shown above speak for themselves.

HISTORY

Let me take you back to 2008. The current Board received the Association with the \$5,600 in the bank account in total. The group of the Residents who call themselves "concerned Residents" approached me and predicted the Association to be bankrupted by the end of the year. As a result of this panic and misleading, 97 or 377 properties were placed for sale and as a result, sale prices dropped drastically. Only via coordinated work of Board Members, support and trust of our Residents, we won this fight. Through the years, this Board has multiplied our savings over 700 times.

It has been over 8 years since the Board of Directors has complied with the Florida Statue. §468 have been self-managing the Association, which has saved us more than half a million dollars (\$580,000). In just 2019 and 2020 alone, by self-managing, the Board saved around \$105,000. This will be used for future repairs and improvements.

This years marks the 7th Go Green award we've received from the Mayor of Aventura City. See picture attached.

All of us, who live at Turnberry on the Green have become one big family. I am happy to be part of such a warm and welcoming community, where the Residents care about their neighbors and where sharing both of the good & bad moments as part of our lives. There is no other community like Turnberry on the Green, therefore, I wouldn't trade it for the world.

The Board of Directors and I are totally committed to all of our Residents and will do everything to keep our community safe, beautiful and an enjoyable place to live. There will always be time for me to discuss matters that are important to you, so please do not hesitate to contact me if you need any help or if you have any questions.

Thank you for your support.

Gregori Arzoumanov



A MESSAGE FROM OUR VICE PRESIDENT, LORETTA WAND



Dear Residents,

Many of our activities have been postponed due to Covid-19.

I would love to thank to our housekeepers, security, maintenance crew and office staff for their dedication, they never missed one day of work during the confinement. We are all very lucky to have them. Thanks to our Committees who worked diligently with the Board of Directors, enforced our Rules and Regulations and helped the Board of Directors with new contracts to save money.

Dog Park:

New pebbles will be added to the park. Please clean up after your dog. We have waste bags and disposable trash. Refrain from leaving candy wrappers and cigarettes butts. Those can choke and hurt any dogs. My Jack Russel, Emma, does thank you, as well as all her friends in the building.



Holiday Gift Fund:

Contributions are now being accepted to the TOG "Holiday Fund" and can be made until December 2020. The funds we collect will be distributed to our onsite employees in appreciation of their work throughout the year. This is an opportunity for our residents to express their gratitude To our staff. Let's show our appreciation by being generous.



I would like you to know that with our current board we stay at a platinum level management with great level of financial strength and security.

A MESSAGE FROM OUR DIRECTOR, YURI BOBROVNIKOV



Hello dear Residents,

I would like to pay particular attention to expressing my gratitude to all who entrusted my colleagues and me, with the privilege to serve you. Additionally, I would like to thank those who participate in advising, acting or executing, and cooperating. From my perspective, I see this as a great sign and it demonstrates that Turnberry on the Green is a friendly team. Team work makes dream work.

We are dreaming of the perfect place while it is actualizing step-by-step.

The timely detection and intervention of the necessary roof maintenance allowed us to save a substantial amount financially and as the saying goes: "Preserved – so earned". In comparison to surrounding associations who have neglected to take our climate into consideration – we managed to avoid significant damage to our building and treasury by maintaining the roof. Thoroughness, timeliness, and control has allowed us to avoid any unplanned expenses, making it possible to easily implement our plans and stick to the schedule.

With reference to our schedule, the gym renovation is now complete. Not all may be aware of the teamwork that took place, which allowed us to exceed our plans. Originally, the planned renovation was based on acquiring new equipment; fortunately, we were able to find excellent equipment in nearly perfect condition, which reduced the cost of the project by 30%.

In addition to our wish of establishing a great place of living, our goal is to establish a great community – health wise and spiritually. What, if not a healthy lifestyle will contribute to the formation of our spirit and strength; a spirit and strength that will unite us to achieve new goals – because improvement is limitless.

With deep respect, Y. Bobrovnikov



A MESSAGE FROM OUR SECRETARY, RICHARD BARTEN

My name is Richard Barten and I have owned our apartment for 13 years.

I am honored to be the secretary of the TOG Board. I am very proud of my fellow Board members who give so much of their time and energy to keep Turnberry on the Green a top rated building. I respect and admire our President of the Board and my friend, Gregori Arzumanov. He gives so much of his time, energy and love to TOG. He worked many nights and weekends for the better of our building. We are assisted by a dedicated staff which is lead by our management team of Andrey Chereslenko, Galia Back and Daiva Sumskite. They do so much more than their duties call for.

The Residents can see me and my wife Sharon at the kiddie pool and play ground. We babysit our granddaughter here. I am therefore very interested in the upkeep and improvement of out children's amenities. My wife and I work out in the gym. It is the best gym in Aventura. It is constantly being updated and improved. I want to continue working with the Board to make Turnberry on the Green a great place to live.



A MESSAGE FROM OUR TREASURER, VICTOR NUNBERG, CPA

Our office, engineering, maintenance staff and Gregory Arzumanov, CEO, and his Board have again efficiently and financially maintained the building and continued the upgrades and repairs without the necessity of any special assessments: door painting project, remodeling of gym and aerobic room, new study room, swimming pool resurfacing, fish pond, , and many more.

We are looking at a possible surplus for this year which will be added to the reserves. We are now working on the budget to see if we can keep the maintenance, the same without an increase. Because we are continuously maintaining, replacing and upgrading our building's appearance, it's the property value, continues to increase. We still continue to be financially sound and have a significant reserve.

I would also like to thank the unit owners and their tenants for helping us maintain and not abusing or misusing the property. We ask that everyone be our eyes and ears and report to us anything that they see need to be corrected.

Victor Nunberg

A MESSAGE FROM CHIEF ENGINEER, ANDREY CHERESLENKO

Dear Residents of Turnberry on the Green,



This year our house turned 18 years old, but thankfully to our Engineering team we managed to keep it in a younger shape. Our team is dedicated to the professional service of our wonderful building. Thanks to the Board for approving the expansion of the Engineering team to 3 people :

Andrei Savchenko—who is the best of electrical and mechanical problems.

Sergey Buglo—who is responsible for swimming pool and kiddie pool, fish pond and fountains. He has universal skills for different types of tasks.

Vadim Fedotov—he is the best in painting and construction projects .

Our engineering crew who has wild aspect of specialties were able to accomplish many projects which were done only by vendors. We were able to save approximately \$195,000 of Association funds for the past 18 month. Detailed report of the savings you can find at President's report.

I would like to highlight our in house gardener, **Alejandro Perez**, whose professional skills and dedication in his work made our property landscaping unremarkable.

I would like to take a chance to share with you my recommendations for maintenance inside of the apartments:

- ◆ If you are leaving for a long time and plan to turn off the hot and cold water in the apartment to prevent leaks - you need to close the two valves (hot and cold water) located behind the hatch in the ceiling of the laundry room.
- ◆ These valves must be fully open and fully closed, other positions may result in water leakage.
- ◆ We recommend replacing the water hoses with new ones every five years, in accordance with the manufacturer's recommendations.
- ◆ We recommend performing servicing of your air conditioners 2 times a year. Maintenance should include: checking and cleaning the drain line and drain pan. Also, freon pressure check, electrical checks, coil condition check should be done.
- ◆ Every month visually check the condition of the air filters in the air conditioners, if necessary replace with a new one. Remember that a clean filter is primarily your health !!!
- ◆ Do not use the air conditioner while ventilating the apartment (with the balcony door or windows open).
- ◆ Check the batteries and the correct installation of the water alarm in the air-conditioner closet (the water alarm should stand with sensors down on the floor under the air conditioner).
- ◆ Do not throw baby diapers, paper towels, personal hygiene items in the toilet.

Please DO NOT FEED THE FISH! We take very good care of them; they are never hungry:)

In conclusion, I would like to thank you and the Board of Directors for giving me the opportunity to serve this community in the best manner. I look forward to continue providing Turnberry on the Green Condominium with the highest standard of service.

A MESSAGE FROM ADMINISTRATIVE ASSISTANT, DAIVA SUMSKITE



Dear Residents,

I would love to remind you about some points to draw your attention at:

1. If you need to reserve the elevator, please do it at least 5 days in advance by providing us with a Security Deposit for \$1000(refundable) according with the certificate of liability insurance of the delivery/moving company. Simply write me an e-mail with the date and time frame of the reservation. The elevator cannot be used before the Association confirmed your request.
 2. As for BBQ/Gazebo/Clubroom reservation, please make the reservation 5 days in advance by giving to the office the filled out reservation form, fees and a security deposit. The form and fees cannot be left at the front desk, it has to be given to the management office.
 3. Please provide your lease renewal at least a month in advance before your current lease expires. The lease Renewal should be in a form which is approved for use of rule 10-2.1(a) of The Rules Regulating the Florida Bar. No amendments were accepted.
It is mandatory to have homeowner insurance for any leases and lease renewals. The HO6 is the insurance form for Condominium Owners. Please note that, as per our Rules & Regulations: "Any unit subject to rent may have a Homeowner insurance coverage naming Turnberry on the Green, Inc., as additional insured.
 5. Do not forget that all the recycling trash should be brought to the trash cans on the first floor, but food trash should be thrown to the trash disposal, which is on your floor.
 6. And the last reminder: this is a non-smoking building. Smoking is forbidden in the common area of the Association property. (You can smoke inside of your unit at your own risk).
- Should you have any questions regarding the above, please do not hesitate to contact me.

A MESSAGE FROM OUR ACCOUNTANT, GALIA BACK



Hello Everyone:

Saludos para todos ustedes :

This is one more year working for Turnberry on the Green.

I'm glad to be here helping all of you, specially for the Unit owners from South America who does not speak any English; I'm bilingual Spanish / English and understand Portuguese. We have some unit owners from Brazil who really feel comfortable talking with me; we became good friends last year.

I want to thank everyone for your support and considerations, to keep the building on a good place.

Special appreciations for our unit owners who pay on time and sign for the automatic payments;

We reduce the amount of collections and late payments during the year.

This year, I had the opportunity to introduce myself to some Title companies and Real Estate companies, who request Estoppel forms for the units on sale. It was a good experience and we appreciate your business.

To all of you, I wish you the best for this Holiday Season!

Para todos ustedes les deseo una Feliz Navidad!

Best Regards,

Galia Back