



Turnberry On The Green Condo Association

The Turning Point

BOARD OF DIRECTORS 2024

GREGORI ARZUMANOV, President

LORETTA WAND,

JOSE VASQUEZ,

Vice President

Treasurer

PETER ILLES,

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Secretary

Director

Spring 2024 Newsletter

Greetings!

The Board of Directors would like to keep all shareholders informed of the happenings at Turnberry on the Green. We were met with positive feedback from many of you after the release of the last year's Newsletter in December 2023, therefore, we are taking the initiative to communicate more often with our neighbors.

The *Spring 2024 Newsletter* is to give you an update on the first quarter of this year.

1. MAINTENANCE IN 2024 REMAINS THE SAME

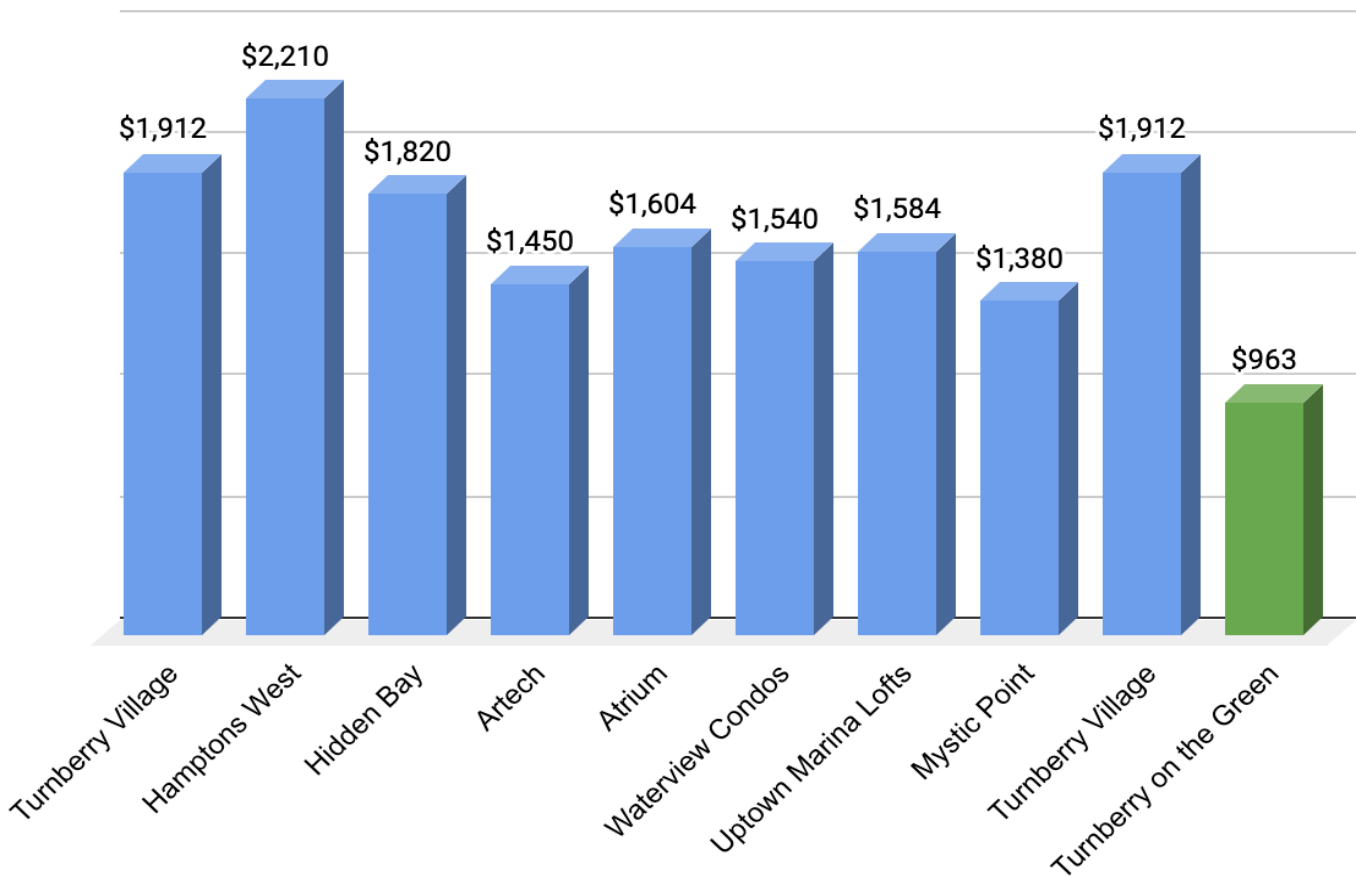
Since the release of the last newsletter in December 2023, the Board of Directors held a financial meeting in which the financial condition of the association was considered. There is a backdrop of ongoing aggressive inflation – the rise in price of services, component materials, utilities, insurance policies, and more. Our own insurance rose by 11%. We also had to increase employee salaries. Against the backdrop of all of the above, the monthly maintenance *should have* increased by ~11% (around ~\$90/month for a 2BR unit). We are proud to announce that Maintenance has remained the *same*, increasing only by \$1 compared to 2023.

MAINTENANCE REMAINS THE SAME

How did we do this? We eliminated the expense associated with a Manager, and combined the responsibility of the Engineer and Manager into one position. We cut other expenses. The Association started providing a service for minor repairs inside of units and collecting revenue, which we've never done before. Given all of these initiatives, we've been able to keep our monthly Maintenance the same. No other condominium in Aventura, Hallandale, Hollywood, or Sunny Isles has done the same. We've kept the market value of properties strong by keeping operating expenses as low as possible.

The Board of Directors received positive feedback about the visual presentation we published in the last newsletter illustrating the history of our maintenance costs. Therefore, we're continuing with the same style of delivery – please review the graphics analysis comparison chart below:

Monthly HOA fees



2. GARAGE SECURITY & ACCESS CONTROL UPDATE

As many of you know, the Association has tried – several times in the past – to modify our garage access system to prevent tailgating. In previous years, the City of Aventura has denied our requests alleging that it may cause excessive traffic backups on the Country Club Drive. With that in mind, the City of Aventura has finally given us the green light to proceed.

Currently, the garage security and access control system is *almost* finished. The only delay in completing the project is due to the Association modifying our permit – to include implementation of additional barrier arms – and needing permit re-approval. At this time, our south gate is closed and operating manually.

Particularly, the permit modification is related to preventing tailgating at the *south* gate. Originally, we planned to install 2 arm gates outside the garage; however, this poses a problem for “long” vehicles. The new setup will still prevent tailgating, while allowing all cars, including longer ones, to enter the garage. We’ve filed for a new permit on March 7th and are waiting for approval.

Please note: One of the advantages of the new security system is that your mobile credentials can operate as a garage gate opener. For your convenience, we will also start releasing a mini-transponder that can be permanently installed inside of your car to open the garage.

NO TAILGATING

**GATE ARM CLOSES
AFTER EACH VEHICLE**

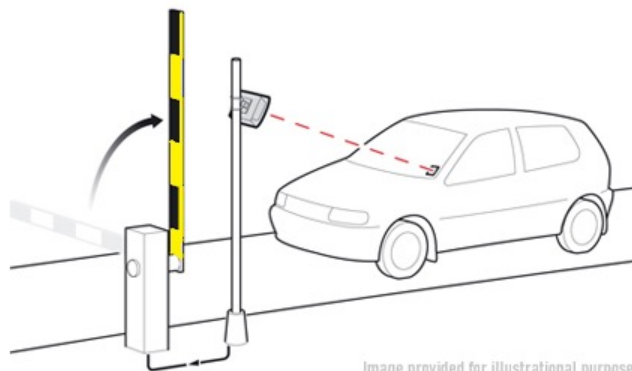


Image provided for illustrational purposes only

3. GARAGE – REPAIR & PAINTING PROJECT

In the last 3 months, we've assembled 4 different bids for garage repair and painting. Our team of engineers has created a detailed analysis and categorization of the wear in the garage. We've gotten a structural engineering report of how the wear must be restored and repaired. In the near future we will begin first repairing and then repainting the garage. I would like to remind you that repairs to the roof of the garage and ramp to the roof have already been completed previously. As we repair each section, we appreciate in advance the cooperation of car owners in moving their cars.

4. MAIN BUILDING – PAINTING PROJECT

We've obtained bids on repainting the building. We first repainted the building more than 8 years ago and this will be the second time we repaint it. The color of the building must be coordinated with the Code Enforcement Department of Aventura. This time, it is necessary to re-caulk the perimeter of every window due to the age of the building. This is a huge job, which has never happened before, and will extend the duration of the painting project. We ask the residents to be patient and cooperative with our projects.

Both of these projects – garage repair/painting and building painting – will be completed *without a special assessment*. It will be paid for by funds saved by the Board of Directors through self-management. I appreciate all of the members of the Board for their diligent and dedicated work for the last few years. The approximate cost of these two projects together is \$800,000.

5. LIMITED PROXY

To comply with Florida Statute and Condominium Declaration, some of the beautification projects require membership voting. Therefore, the Board of Directors, after the release of this newsletter, will be sending a Limited Proxy.

Please support our projects by completing this form.

6. In-House VALET

We noticed that the quality of the valet service has substantially decreased compared to a year ago. We pay a high hourly rate to Town Park Valet: \$21/hour for every valet employee and \$30/hour for the managing party. We took steps to communicate and improve the level of service, but have not gotten an appropriate response.

At the start of this year, during the Board of Directors meeting, the Directors voted to bring the valet into direct Association employment, aka “in House.” This would mean that we would interview, check background, hire, and manage the entire valet staff. We have bought the necessary equipment to operate the valet service in-house. This equipment has been received. If all goes as planned, effective May 1, 2024, the valet service will be operated and managed by our Board of Directors.

15 people have passed through the interview phase, and some have been selected; we must give time for the onboarding process to take it’s course. After this, we can expect the valet service to be better than we’ve experienced so far.

The starting hourly rate is \$16/hour. This will give us the chance to save over \$60,000 per year.

For the convenience of our residents and visitors, the cost of valet service will decrease from \$10 to \$7 during the day, and \$16 to \$10 overnight (per service).

7. In-House SECURITY TEAM

At the same Board of Directors meeting, the Directors have voted to bring the Security and Concierge services in-house. The Security employees have already begun working for the Association beginning March 2024. This allows us to save around \$65,000 per year.

Of course, bringing all of these services in house adds a big responsibility to the Board of Directors to directly manage a total of 44 employees. Our workers compensation and liability insurance will go up. That being said, we will experience savings overall. The money that is saved through this process will be used to prevent maintenance increasing in the future and, therefore, keep a higher marketability of the Turnberry on the Green properties.

8. NEW BOARD MEMBER: Jose Vasquez

One of the 5 Board Members, Yuri, has changed professions and is going to be less present; therefore, he has chosen to resign. We thank him for his dedication and support throughout the years, and wish him well in his future endeavors.

The Board of Directors has appointed a new member: Jose Vasquez. We are enthusiastic about collaborating with Jose in our continual efforts to provide equitable services and strengthen communication throughout our diverse Community.

9. NEW BOOKKEEPER: Lisette Diaz

The Board of Directors has hired a new Bookkeeper, Lisette Diaz. She is bi-lingual in Spanish and English. Lisette has a lengthy experience with accounting and management background. We are happy that she has become a member of our team and we wish her success. Please show her respect and patience, while she becomes familiarized with our system and residents.



10. CAFÉ – UPDATE

In the last 3 months, we have obtained and installed all of the furniture and some large appliances: a refrigerator, salad bar, show cases, etc. We also ordered and received all of the indoor and outdoor seating. All that remains, is to receive approval from the health department with an inspection and to obtain the final permit from the City of Aventura. Lastly, our Café Operator has applied for a Wine and Beer license, which will take several weeks.

Work In Progress...



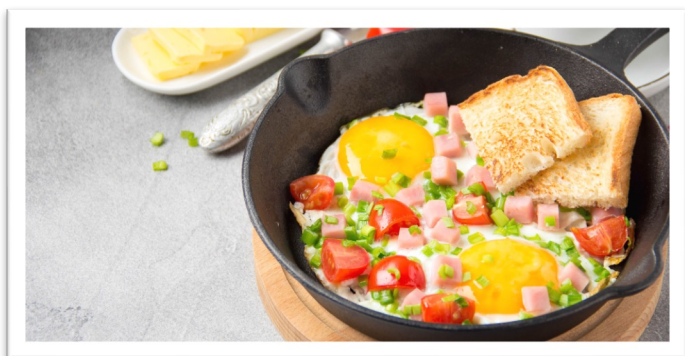
Sample Menu



All Types of
Beverages: Teas,
Coffees, Lates,
Smoothies...



Sample Menu, continued...



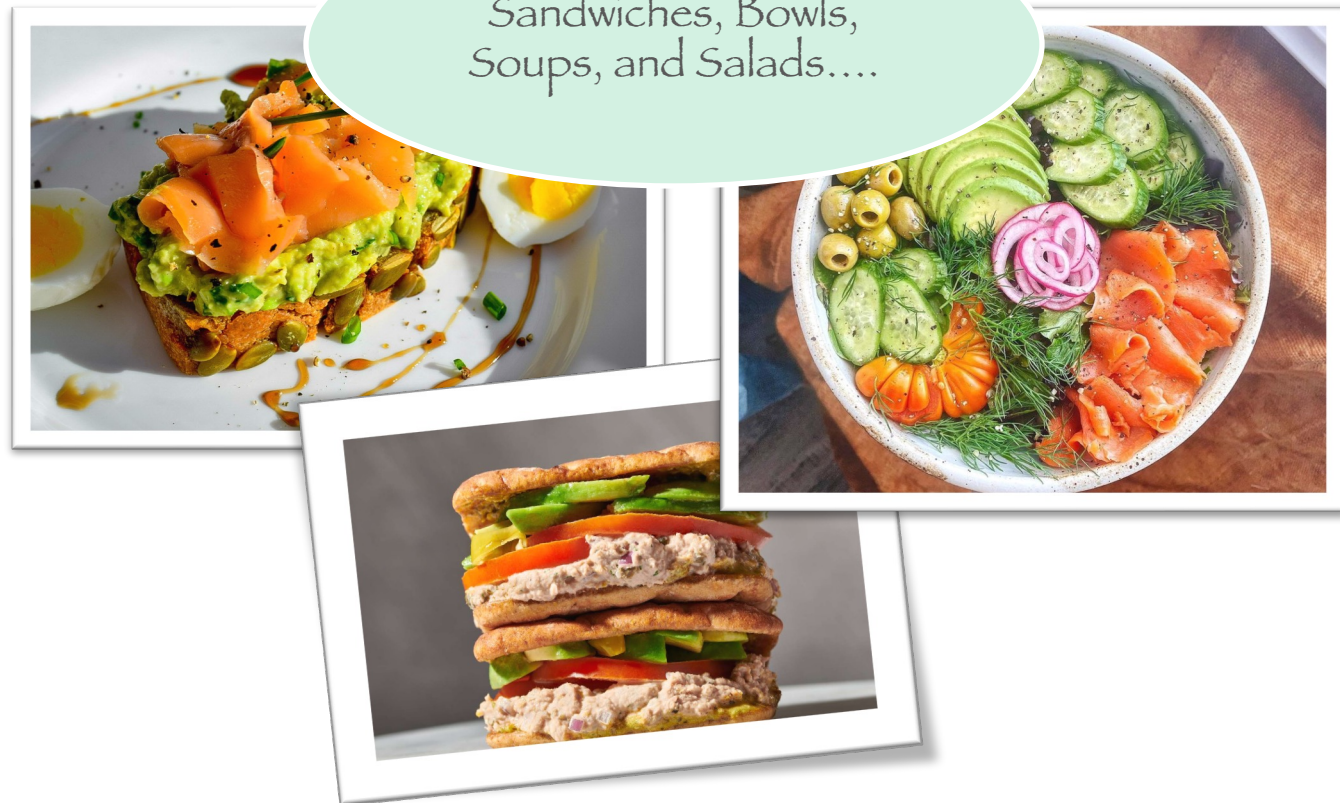
A Selection of
Platters, Scrambles,
Pancakes, Porridge,
and Casseroles....



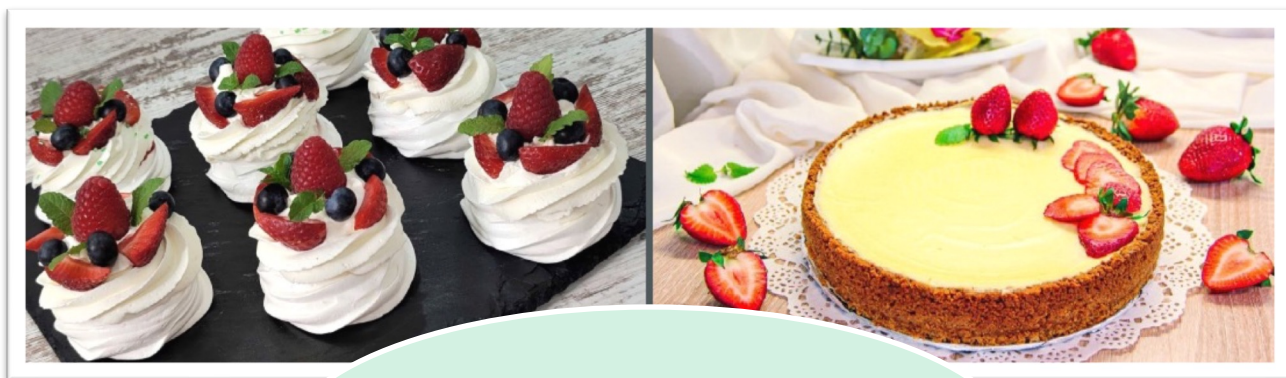
Sample Menu, continued...



Sandwiches, Bowls,
Soups, and Salads....



Sample Menu, continued...



And of course...
Desserts.



11. POOL PERMITS

We are happy to announce...

On April 24, 2024, the Florida Health Department contacted the Association and confirmed that the **MAIN POOL** and **WADING POOL** “baby pool” are in compliance with all Standards and will be re-opened shortly.

The jacuzzi will be reopened after the motors are upgraded, as per the Health Department’s recommendation.

In view of this much-anticipated development, the Board is looking into renewing the Aquatic Aerobics sessions that so many of our residents have previously enjoyed. That said, we want to hear what You think! Should the Association revitalize this amenity?



All of us in the Board are here to make our lives better, and we know exactly how to do that. Thank you for your continued trust and support.

Board of Directors:

GREGORI ARZUMANOV, PETER ILLES, LORETTA WAND, JOSE VASQUEZ , ALEKSEI MAKSIMOV

A few reminders...

*from Anya Bass,
Administrative Assistant*



PEST CONTROL



The Association has a contract with *All Florida Pest Control*, which includes services for the common areas and apartment units.

Pest control technician is here three (3) Thursdays each month. To take advantage of this program, please contact the Front Desk and ask to be put on the next rotation.* You may use these services as many times as you require and we encourage you to do so! Pest infestations affect us all; let's endeavor to prevent them.

**NOTE: our contract does not include personal appointments. If you wish to schedule a specific time and service, you may contact All Florida Pest Control (or any other licensed/insured pest control company of your choice) and make personal arrangements at your own expense.*

YOGA

Turnberry on the Green offers Yoga classes twice a week on Monday and Wednesday evenings at the Studio on the 2nd floor; exact times are posted on the Gym and Studio doors.

Yoga classes are *complimentary* – just bring your own yoga mats!



DO NOT FEED THE WILDLIFE: BIRDS

Dear Residents, please do not feed the birds on your balconies! We know that you are being kind and caring, but it's not doing any good to us or the birds. The birds keep returning to our building to nest because they remember Turnberry as their nesting ground. We have residents who return to their homes after prolonged absences and find their balconies and outdoor furniture destroyed by bird droppings and actual bird nests!

We love animals, but wildlife belongs in the "wild." Moreover, some bird species, including the white doves we often see frequenting our building, mate for life. Please do not force others to destroy bird nests in an effort to clear out their balconies.



ELEVATOR RESERVATIONS

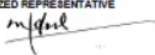
Just a reminder, all *service* elevator reservations require a \$1000 deposit and a *current* Certificate of Insurance (COI).

Often, elevator reservations are made last-minute and can be troublesome to coordinate between the delivery company, installers and elevator's availability. To expedite this process, please follow the specific COI instructions below.

Certificate of Insurance Requirements

Certificate Holder: Turnberry on the Green Condominium Association, Inc.
19501 West Country Club Drive, Aventura, FL 33180

The COI must include the **Additional Insured** clause. *For Example:* The Certificate Holder is also an Additional Insured with respect to General Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)	
Certificate Holder is also an Additional Insured. ←	
CERTIFICATE HOLDER	CANCELLATION
Turnberry on the Green Condominium Assoc. 19501 West Country Club Drive Aventura, Florida 33180 ←	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

ACORD 25 (2016/03)

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