

BOARD OF DIRECTORS 2014

**GREGORY ARZUMANOV, President, LORETTA WAND, Vice President,
VICTOR NUNBERG, Treasurer
RICHARD BARTON, Secretary, YURI BOBROVNIKOV, Director**



A MESSAGE FROM THE PRESIDENT OF THE BOARD OF DIRECTORS,

GREGORY ARZUMANOV

Dear Residents,

I would like to start this article by expressing my gratitude towards all of the Board and Grievance Committee members, my colleagues, for their unity, efforts and dedication they put for our community. Thank you to all the members of the Association for their trust, cooperation and support, without which the Board of Directors would not be able to succeed in making Turnberry on the Green the beautiful community it is today. Also, my appreciation goes to our staff, for which I feel the utmost respect their loyalty, hard work and commitment. As president of the Association, I feel honored to be able to work with such a positive group of people without whom our Board would not be able to sustain our property in the manner at which we are currently successful. The Board members we have today have been the most efficacious and loyal friends of our community. As a team we have persevered through all different situations, and whether good or bad we are always on the same page.

In the tradition of “The Turning Point,” I would like to review all of the projects that have been completed during this year, inform you about the pending projects and issues we are still facing. At the end of this article I will reflect on my perspective regarding the our community’s future.

In the month of February, the Association completed the carpet installation project which cost \$243,000 and was the most expensive project this year. More than 43,000 sq. ft. of the new carpet, imported from England, was installed in the entire building. The project was financed from the reserved funds. No special assessment was required.

The second biggest project this year was the marble installation in the elevator lobbies. All of the floors from the top to the 10th floor have been completed. The Association is working with the marble supplier from Spain, in order to match the color which we installed in the main lobby. The cost of the project at the time of completion is estimated to be \$209,000. This project was also financed from the reserve account. No special assessment was required.



PRESIDENT'S MESSAGE CONTINUED...

In the month of May, the Association resurfaced the 12 years old roof. The roof restoration project was performed by MANY JOYA ROOFING CO. together with HENRY CO. and their associates contractors. The new HENRY cool roof coating will provide a highly reflective, seamless solar barrier, protecting our roof against the corrosive elements that lead to moisture penetration and damaging leaks. Now our roof can reflect up to 88% of the sun's heat and harmful UV radiation, and reduce the peak level energy consumption for the HVAC system. The coating material we chose is reducing our building's maintenance expenses and utility bills. It also complies with the government-sponsored energy rebate programs. A ten year warranty was provided by HENRY Co.



The total of the project cost \$132,000.00 and no special assessment was required for this project .

Below please find the comparative cost which was spent by other Condominiums:

1. Hidden Bay Condominiums ,Total Units: 394 (Aventura, FL)
Cost of Roof Replacement: \$2.1 Million.
2. Mediterranean Village, Total Units: 103 (Aventura, FL)
Cost of Roof Replacement: \$1.08 Million.

No explanation is necessary. The Association spent approximately 20% compared to other Condominiums.

During the last few years the Board was very concerned with the landscaping performance. The landscaping has always been an issue on our property. In order to improve this section, since the beginning of 2014, the Association observed landscaping in-house. Our community now has a dedicated gardener, Alejandro Lopez, who is detail-oriented with excellent communication skills and experienced in all aspects of landscape management. We can obviously observe the sufficient improvements of our landscaping .

At the time of typesetting this newsletter the Association replaced both BBQ grills to new top of the line devices made by LENOX. Our lovely Tiki-Hut was also repaired.

The final project for this year is the garage repair. The first stage is the replacement of the expansion joints and the concrete repairs on the ramp and the fourth floor of the garage. The second stage is the repairing of the cracks on the vertical support columns on the second and third floor. The repair of the horizontal panels is also required. The third stage is the repair of the ground level of the garage. The approximate date of completion of the first stage will be January 10th, 2015. The cost of the first stage is close to \$80,000 and is financed from the reserve funds. The estimated cost for stage #2 and #3 is approximately \$380,000. No special assessment will be required.

PRESIDENT'S MESSAGE CONTINUED...

Let me present to you the prospective 2015 projects!
The major assignments are listed below:

1. The main entrance gate
2. The two tennis courts on the roof the garage.
3. Café on the first floor

All of these projects are subject to be approved by the members of the Association. Therefore, after the release of the newsletter the unit owners will receive their voting proxies. It is very important for us to know your opinion and hear your voice. Please fill out the voting proxies and send them back to the management office.

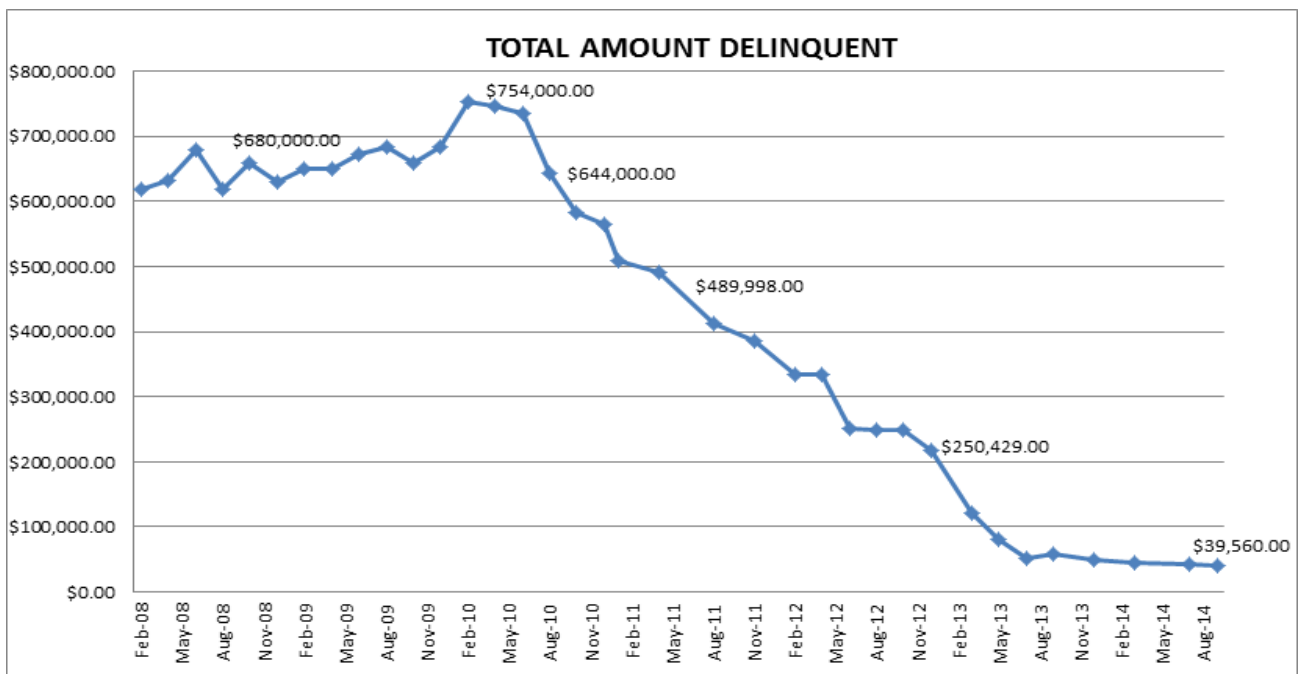
Two years have passed since Bryant Security Corp. began providing their security services for our community. In my prospective view, we can obviously see the improvements. The Board of Director's is working with PELCO, Co., in order to install a new surveillance system. In the near future you will notice, new HD camera's and control sensors, which will enhance our security.

It has been over two years since the Board of Directors, complying with F.S. 468, decided to self-manage the property. Normally, the line item in the budget for the Property Manager 's reserved salary is \$82,000 without medical coverage. Therefore, by self-management the Board of Directors have saved more than \$200,000 to the Association.

During nine (9) months period of the operations in 2014, the Association has overall saved approximately \$372,000. We expect more savings, before the end of the year. The surplus will be transferred to our reserve account and will be used for repairs and project in 2015. We are already aware, that next year most of our vendors will increase their pricing between 3-5%. The Board of Directors, is working diligently in order to keep the upcoming year maintenance without changes.

* * *

As in our tradition, below please find the graphs representing the total amount of delinquency and the percentage of the non-paying unit owners:





A MESSAGE FROM OUR DIRECTOR, YURY BOBROVNIKOV

Time runs faster than our thoughts.

Another year has passed. Tremendously fast, and here we are on the threshold of the next choice for our family-- who will represent our interests?

Yes, I would describe our building residents as a family. I have spent quite a considerable amount of time in this circle consisting of a large and happy family. It has been over 5 years, I cannot believe it.

One man said "The foundation of the castle was built with a dream", and now I proudly can say we have made our dream come true. I am not going to start talking about what we have done for last year because I am sure as you have taken strolls throughout the building and you've noticed it. You've noticed how it is becoming more and more like a dream castle.

A lot of hard and painstaking work was done, and thanks to everyone who took part of finding solutions and giving ideas to the public wealth as a whole. Thanks to everyone for your participation, it is pleasure to work with you all. I hope more people will exercise sharing their interest and ideas to us because only a team can win the championship—not one person.

I start this message with a statement which uncovers my internal state of mind, but these are not words of despair – this is an insatiable aspiration and interest of turning dreams into reality.



A MESSAGE FROM OUR ACCOUNTANT, GALIA BACK

Hello Everybody,

I would like to take this opportunity to introduce myself. I began working at Turnberry on the Green in May 2014, I'm bilingual Spanish-English. I am originally from Lima, Peru (South America). I went to San Martin de Porres University and obtained my degree as Public Accountant in 1984. I have been working in this field ever since my first year at the University. In 1984, I started working in Auditing and Taxation for a CPA Firm in Lima, Peru. I have really enjoyed my work during all these year. I have been living in South Florida for the last 26 years, I like traveling and learning other languages too.

I have to thanks everyone in the Condominium for their support and all the Unit owners, who pay on time every month; specially to those owners who pay in advanced. We have different ways to make payments on time, avoid late fees and other charges. Also, we are working on our website to facilitate the unit owners make payments by this way and it's going to be available next year.

You can contact me by email, phone or in person; I'll be happy to help you. The communication is the most important and positive way to work as a team.

I wish everybody, Happy Holidays and great Happy New Year,



A MESSAGE FROM OUR SECRETARY, RICHARD BARTEN

I am proud to work with Gregory Arzumanov and the Board. I have been on the Board for two years and I can honestly say that the Board only wants what is the best for the building. Gregory Arzumanov gives his heart and soul to Turnberry. He is assisted by our capable management team of Igor Bond, Galia Back and Diana Demers. They do so much more than their duties call for.

My wife and I spend a lot of time in the gym and around the pool. The gym can be improved with the help of the residents. Some strong residents do not remove the heavy weights after they finish using the machines, this prevents residents who can't lift the heavy weights, from utilizing it. Also weights are left on the gym floor, which is a safety hazard.

If any resident would like to meet with me, to discuss ideas to improve Turnberry. I am available.

Richard Barten



A MESSAGE FROM OUR TREASURER, VICTOR NUNBERG

Igor Bond manager/engineer along with our office, engineering and maintenance staff with Gregory Arzumanov president and his board have efficiently and financially maintained the building and continued the upgrade without the necessity of any special assessments.

New cable was contracted last year so that every unit would have digital cable and high speed internet this year. We are almost finished replacing all the carpet from the third floor up along with the marble in the elevators common areas. The plant displays are being changed on each floor and we are now starting the garage repair work

All this has been done without any special assessment and only a small increase in the maintenance for 2014. 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 continually maintaining, replacing and upgrading our building the appearance, it has led to an increase in the property values. 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 those that rent 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



A MESSAGE FROM OUR VICE PRESIDENT, LORETTA WAND

Dear Residents,

I would like to take a moment to talk to you about the importance of recycling in our building.

Each floor is equipped with general waste chute for refuse such as garbage. Unfortunately I see that every day residents leave milk cartons, juice and water bottles, magazines and papers right there on the floor.

At Turnberry On The Green it is no longer necessary to do leave such recycling on the floor.

Together with the City of Aventura we pride ourselves with being " Green".

Doing correct recycling is not complicated at Turnberry On The Green.

We have installed several new bins in our receiving area.

The city of Aventura has made it easier for us as you do not even have to sort your recyclable!!

They will do it for us!!

All they ask is that you put all your recyclables in either one large garbage plastic bag or a large box.

Please deposit it in one of our several bins in the receiving area. The bins fill quickly and we thank you all for thinking " Green".

In the event where all bins are full -such as on week ends- kindly leave it in the bag/box next to the bins. We installed many more for your convenience.

Many residents prefer to throw their empty plastic bottles together with refuse. I do not believe it is out of not caring but out of not understanding the importance of recycling.

Here are some tips:

Why Recycle Plastics?

For each ton of plastic recycled we save the equivalent of...

The energy used by 2 people in 1 year.

The amount of water used by 1 person over two months.

2,000 pounds of oil.

Enough plastic is produced in the United States each year to shrink wrap Texas.

Enough plastic bottles are thrown away in the United States each year to circle the Earth four times.

Why Recycle Metals?

Every pound of steel recycled saves 5,450 BTU's of energy...

Enough to light a 60-watt bulb for over 26 hours.

Recycling just one can saves enough electricity to light a 100-watt bulb

for 20 hours, a computer for 3 hours, and a TV for 2 hours.

Americans throw away enough aluminum every month to rebuild our entire commercial air fleet.

Americans throw out enough iron and steel to continuously supply all the auto makers in the entire nation.

Why Recycle Paper?

Recycling one ton of paper would ...

Save enough energy to power the average American home for 6 months.

Save 7,000 gallons of water.

Save 3.3 cubic yards of landfill space.

Reduce greenhouse gas emissions by one metric ton of carbon equivalent (MTCE).

Save 17 mature trees.

VICE PRESIDENT'S MESSAGE CONTINUED...

Save 2 barrels of oil.

Save 4,000 kilowatt hours of electricity.

Produce enough energy to power the average American home for 5 months.

Did You Know ...

The process of recycling paper instead of making it from new materials generates 74% less air pollution and uses 50% less water?

over 73% of all newspapers are recovered for recycling?

the United States makes up only 4% of the world's population, yet it is the #1 producer of garbage?

in 2011, Americans generated more than 283 MILLION tons of garbage

it takes a glass bottle approximately 1,000,000 YEARS to break down a landfill?

Tips to Reduce Waste:

You've learned your ABCs but have you learned your RRRs? Reduce, Reuse, Recycle.

You can do your part by following these simple steps:

Use products made with recycled materials.

Use energy-efficient light bulbs and rechargeable batteries.

Shop with cloth bags.

Reuse plastic bags, cups, containers, etc.

Repair items instead of throwing them away.

Recycling Creates Jobs:

The recycling business employs collectors, sorters, processors, manufacturers, designers, scientists, administrators and researchers.

Recycling plants train and employ four workers for every single worker that the landfill and waste management industry maintains.

Thank you to all of you dear Residents to make Turnberry On The Green the number one building on saving energy and keeping us all "Green"!!

You can always contact me by email : Hinano@bellsouth.net or ask front desk for my phone number should you have an issue you wish to discuss with me privately. As your Vice President I am at your service.

Warm wishes,

Loretta Wand



A MESSAGE FROM CHIEF ENGINEER, IGOR BOND

Dear Residents,

This year we, as the South Floridians, got lucky. No major hurricanes, no serious floods, and weather was not the issue for all of the staff members. As we getting close to complete marble installation on all 23 floors and major 4th floor garage renovation, we have accomplished a few different projects that made our beautiful property look outstanding.

Play ground renovation - has brought amazing combination of very soft and save surface for our kids to play along with complete new look of the recreation area.

Garage flag pole - has given the unique look to the main entrance of the our property especially when 5 Feet by 8 Feet American Stars and Stripes flies in the air.

First floor Cafeteria design takes latest matching and constriction will start before end of the 2015 year.

Allow me to take this opportunity to inform you that many of the improvements as well as projects were done with active participation of all staff members which resulted in savings of thousands of dollars to the Association.

As always, special words to our housekeeping department which has been maintaining our building in an exemplary fashion. Thanks to **Juan Quintana** for his ability to oversee this very important job and our appreciation to his team, **Bilma, Eleazar, Constantino** and **Douglas** for their dedication.

The maintenance crew is on the top of every preventive maintenance measures thanks to our very knowledgeable technician **Olexandr Sinelnikov**. Special thanks to our pool man **Lucien Thelusme** who keeps our water facilities in great shape and provides any assistants to residents throughout of the year.

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 services.

Igor Bond

As always, here is the some good advices for you that may prevent major disasters in the building, and save you a lot of money at the same time.

1. Change your A/C filters at least once every 2-3 months. During the summer it may be necessary to change them more often.
2. Ask your service contractor to check the evaporator coil of your A/C and to clean it if necessary. This will help your A/C unit work more efficiently and will save you a lot of money on your electric bill.
3. While cleaning the A/C coil, your service contractor should also clean the drip pan under the coil and install dissolvent tablets order to prevent the condensation drain from getting clogged with algae. This will prevent the possibility of the A/C flooding your unit and the units below you. Now days, many unit owners installed flow switches to shut a/c unit off when condensation line gets clogged.
4. Set your A/C thermostat to a comfortable level (the average is 76° F) it is not worth turning off your A/C when you leave the apartment. When you turn it back on, it will work harder and ex-

CHIEF ENGINEER'S MESSAGE CONTINUED...

7. **Replace your smoke detector battery at least once a year.** The beeping sound from your smoke detector indicates that they need to be replaced; try replacing the battery before that time.
8. Pay close attention to your toilets; any noise from your toilet is an indication of a constant leaking ballcock and running toilet indicates defective flapper in your toilet tank. Replacing these parts will save you and your association a lot of money in water and sewer bills.
9. Periodically lubricate the wheels and the locks of your balcony sliding glass doors.
10. I would strongly recommend replacing the old fashioned incandescent light bulbs with new fluorescent or LED light bulbs wherever possible. This will save you a lot of money on your electric bill.
11. Your shower and bathtub drains have to be cleaned periodically in order for water to drain properly. Do not use any chemicals or so-called drain cleaners sold in hardware stores as they may harm your pipes and create major leaks. The cleaning should be done by a professional.
12. **Don't use your garbage disposer as a trash compactor.** It is designed to dispose only items such as the remaining food on your dishes, pots and/or utensils.
13. Your refrigerator is equipped with a water filter which should be replaced every 6 months or at least once a year.

I would strongly recommend signing a contract with a service contractor (**Total:** Ph.# 305-949-0325, **Service America:** 305-654-8144, **Broward Factory Service:** (954)797-0799. The cost of the contract is relatively inexpensive and will save you a lot of money in case of any major repairs needed for your air condition, refrigeration, plumbing, and/or electrical systems.

If you have any questions, please call me at 305-466-7767 Ext. 802 or 800. We are here to help.

OTHER HELPFUL NUMBERS

Aventura Police Department	305-466-8989
Super Shuttle	305-871-2000
FPL	305-442-0388
Tropical Taxi	305-945-1025
Accelerated Broadband	888-752-4222
Business Center Fax	305-446-9595

STAFF DIRECTORY 305-446-7767

SECURITY	EXT: 804
PROPERTY MANAGER	EXT: 800
ASSISTANT PROPERTY MANAGER	EXT: 801
ACCOUNTANT	EXT: 803
CHIEF ENGINEER	EXT: 802
VALET	EXT: 806



**A MESSAGE FROM ADMINISTRATIVE ASSISTANT,
DIANA DEMERS**

Dear Owners,

Do you currently have a Homeowner’s (HO6) Insurance policy?
If you don’t here are some of the reasons why you should consider getting one.

Throughout this year, I have observed many of the unit owners making the same mistake, by believing that the Association’s insurance will cover their valuables in case of an unpredictable damage in their apartments. The reality is that the Association’s insurance will only cover damages caused to the common areas of the building: lobbies, corridors, stairways, parking lots, elevator, etc. Consequently, if the unit owner does not have a homeowners insurance he/she will end up liable and paying these unpredictable damages.

The HO6 is the insurance form for Condominium Owners. It insures the following against all of the perils in the Broad Form*:

- Interior Wall Area of Exterior Wall and Interior Wall Area (Including party wall) - Paint, Tile, Wallpaper or Other Wall Coverings.
- Unit Interior Floors—Floor Coverings
- Unit Interior Ceilings and Roof Area—Paint and Texture Finishes (Popcorn etc.)
- Miscellaneous Unit Interior Fixtures—Electrical Fixtures, Appliances, Water Heaters and Cabinetry.

In the interest of protecting your investments, I strongly recommend you to obtain a homeowners insurance policy. if you decide to take my advice, here are some of the requirements that you should opt for :

- **A minimum of \$300,000 in liability insurance**
- **Make sure that you are covered in case you have a leak to the unit, below.**
- **The Additional Interest-** on the policy shall be:**
Turnberry on the Green Condominium Association
19501 West Country Club Drive
Aventura, FL 33180

Should you have any questions regarding the above, please do not hesitate to contact me.

Reminder:

I would like to remind you of the importance of keeping your information updated in our records. If you change your email address, home address or phone number, please inform us.

I wish all of the best during the holidays and hope to see you soon.

**Broad Form—An insurance coverage that extends beyond the basics to include rare events that may be of serious risk to the insured.*

***The Additional Interest— will ensure that the third party in this case, Turnberry on the Green,*

COMPLIMENTARY EXERCISE CLASSES

YOGA
MONDAYS AND WEDNESDAYS
7 PM—8 PM

ZUMBA
THURSDAYS
8 PM—9 PM

RESIDENTS ONLY

HUMOR ME!

HOW NEGATIVE PEOPLE THINK...

SOMETHING BETTER COULD BE JUST AROUND THE CORNER.

That's why I prefer to move as little as possible.

SUCCESS IS JUST FAILURE WAITING TO HAPPEN.

ENCOURAGE OTHERS TO KEEP TRYING EVEN WHEN HOPE IS LOST.

It's not that they'll succeed in the end, but it sure is fun to watch them struggle.

IT'S IMPORTANT TO MAKE MISTAKES.

Make enough of them, and you'll be asked to stop working entirely.

IT'S ALWAYS GOOD TO HAVE A PARTNER IN CRIME.

You need someone to blame when people start asking questions.

YOUR HEART IS LIKE A GARDEN.

Tear up all the flowers and salt the earth so that nothing can grow there ever again.

NEXT TIME YOU THINK YOU'VE HIT BOTTOM, GIVE ME A CALL.

I'll hand you a shovel so you can keep going.

REMIND PEOPLE THAT IF THEY EVER NEED ANYTHING

Your door is never open.

THE LONGEST JOURNES START WITH A SINGLE STEP.

Best not to take any.

By: Victoria Arzumanova
My perspective about negative people.