

BOARD OF DIRECTORS 2015

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,

Following our tradition, I am pleased to present to you, the 2015 Newsletter, which includes a review of this past year accomplishments, pending and upcoming projects.

Since our last Newsletter was published, the Association has completed the following projects:

1. During the 2014-2015 year, the Association replaced the 12 years old carpet in the hallways of all 28 floors. At the same time, we also replaced the carpet in the elevator lobbies for marble.



Before



After

2. From January - October 2015, the Association repaired and replaced the expansion joints on the 3rd and 4th floor of the garage. This project was supervised by Pistorino & Alam Consulting Engineers, Inc.
3. The flowers on each of the floors were replaced to new ones.
4. During November 2014-January 2015, the Association replaced the washing machine hoses and installed water alarms in all 377 apartments. This project is part of the accidental prevention program.

PRESIDENT'S MESSAGE CONTINUED...

- During July-October 2015, the Association replaced the 12 years old bonded rubber flooring of the Children's Playground to a new high-tech polyurethane cover achieving a unique natural appearance. This project was performed by Fall Zone Safety Surfacing associated with New Line Construction Co.



Before



After



- In January 2015, we resurfaced both pool tables in the Billiard Room.

Pending Projects:

Below please find the results of the voting process, which occurred during November –December 2014:

Build two Tennis Court on the roof of the garage:
152 voted Yes and 43 voted No

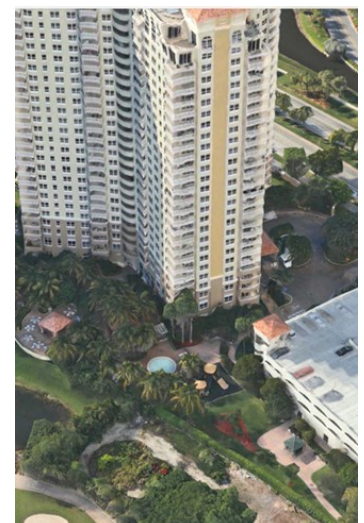
Building Main Entrance Gate between W. Country Club Drive and hte Association Property:
131 voted Yes and 63 voted No

Opening a Café on the first floor:
15 voted Yes and 48 voted No

The Association is in the process of collecting bids to build the two tennis courts. The project will begin upon completion of the garage repairs. In order to move forward with the main entrance gate, the Association is waiting for the traffic engineering report from the City of Aventura. For our future café, the Board of Directors have met with several interior designers in order to finalize the style and designs.

New Projects:

- Elevator Notice Boards - In the near future our elevators will be supplied with interactive 15 inch display, which will inform the residents of the upcoming messages from the management office, as well as advertisements.
- Main Floor Renovations - The Association is planning to remodel the main elevator lobby and the south & east wings. The wallpaper in the hallways will be eliminated and replaced by marble. The members of the Association will be informed and will have the opportunity to vote in regards to this matter.
- In 2016-2017, the Association is planning to replace all of the gym equipment to new one and resurface the flooring on both levels.
- Surveillance Systems - The Association is working with PELCO Security in





A MESSAGE FROM OUR DIRECTOR, YURY BOBROVNIKOV

My name is Yury Bobrovnikov. At this time, I can positively state my background is Turnberry on the Green. Taking part in the life of the building has involved and captivated me so much that I can say with utter confidence that I became addicted—addicted to partaking in generating results from the hard work for our home.

Garage repair, main roof resurfacing, marble and carpet replacement, playground resurfacing, and an energy saving project are just a few of the projects in which I directly participated in.

Of course, not everything runs smoothly and flawlessly, but the monitoring and observation makes it possible to make adjustments as the work progresses to obtain the best possible results. This is evident by the recognition and award received from the City of Aventura.

My life is Turnberry on the Green—I believe this says quite a deal. Much has been done, much is being done, and much more needs to be done. Introducing and improving certain future ideas is next on my agenda such as providing entertainment for the children in the building, creating an array of social activities for our residents, refining levels of security, and continuing with the endless work to maintain and improve what we currently have and enjoy at the moment.



A MESSAGE FROM OUR ACCOUNTANT, GALIA BACK

Hello Everybody:

I would like to take this opportunity to introduce myself to the new 2015 residents. I have been working at Turnberry on the Green Condominium Association Inc., as an Accountant since May 2014.

I am bilingual in Spanish – English and I always like to learn other languages, during this year I have learned to say spasiba in Russian, which means Thank you and Bonjour comment ca va? in French, which means Hello how are you doing?

I have a degree in Accounting and I have previously worked with other property management companies. Additionally, I work in taxation as a Senior Tax Advisor.

This year I had the pleasure meeting many residents in person in the management office and I also had the opportunity to cheer with some residents during the 4th of July Party, we really enjoyed our time the residents, employees and Board of Directors.

I would like to thank everyone for their cooperation as well as the staff of the Condominium for their help and team effort.

I wish you all a Happy Holiday Season and a Great & Healthy 2016!



A MESSAGE FROM OUR SECRETARY, RICHARD BARTEN

My name is Richard Barten and I have been a owner at Turnberry on the Green for almost 8 years. I have been on the Board of Directors for 3 years.

I am proud to be on a Board where the members give their time, energy and ideas to ensure that we live in a top rated building.

The President of the Board, Gregori Arzumanov, gives all he has and more into managing Turnberry and I truly admire Gregori as the President and as a friend. We are assisted by a dedicated staff which is lead by our 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. The gym is fully equipped. I do speak to the resident who leave weights on the floor or on machines

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 again efficiently and financially maintained the building and continued the upgrade and repairs without the necessity of any special assessments.

New kids playground surface. We have finished replacing all the carpet from the third floor up along with the marble in the elevators common areas . The plant changed on each floor and we have now finished the garage repair work

This has been done without any special assessment. 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's appearance, it has continued to lead to the increase of property values. We still continue to be financially sound and have a significant reserve.

I would also like to thank the unit owners and there 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 TOG residents!!

Over the last few months we have been hard at work trying to improve and add on to our great existing facilities and make them even better!

Turnberry on the Green is now proud to announce the following improvements:

- 1) The floor in our gym will be replaced with a brand new state of the art carpeting and all equipment will also be replaced and will be featuring the most advanced technology possible.
- 2) Our residents will have the opportunity to book the services of a facialist on the first floor in the spa. Our facialist is currently very successful and working at Ocean Colony. We are in the process to obtain the appropriate insurance and licensing.
- 3) Weekly water aerobics will take place poolside (Stay posted for schedule)
- 4) Our study room/library has now available Wi-Fi.
- 5) Perhaps most exciting of all are our new social events family Friday night movie including popcorn, refreshment and your children's favorite candies. Additionally come spend your Sunday nights with us kids free as we will share classic movie titles.

Time seems to fly.

I have some very exciting news for everyone.

I would like to announce the opening of our Cafe which will be located on the ground floor where our old office used to be. We are currently working with several designers to make the Cafe beautiful , unique, special to all and most importantly a Cafe that will serve the different needs of all residents. We shall serve all your favorite beverages accompanied by pastries, sandwiches and different snacks. We will also have sundries and everything one needs when we realize we forgot something or ran out of something essential.

Last year we told you and you voted in favor of a tennis court to be located on the roof. We are working diligently with the city of Aventura to make this happen. Yes it is slow due to all the different projects the city is working on. I just wanted to remind all of you it is not a project we forgot or decided to change, not at all. We are as excited as you to have it happened in the New Year which is right around the corner. The city of Aventura still needs to get back to us as to our building having a gate for residents and guests.

Last year I spoke to all residents about the importance of recycling.

Some residents told me they cannot be "bothered" and some people sadly do not care.

Our recycling containers are located downstairs we have large bins where we please ask you to put all glass containers as well as plastic and all papers. The city of Aventura does the separating for us. Thus yes you can put all cartons and papers all together. It could not be easier.

As your Vice President I am available for all your needs and questions and once again I encourage you to call me whenever you have a question.

You can also contact me via email me or call me should you have an issue you wish to discuss privately. Please ask the front desk for my phone number and they will give it to you.

I also would like to remind you that we have a library located on the second floor. You can donate some of your books or take some for your enjoyment.

Any suggestions are welcome.

Wishing you the very best I remain at your service.

Loretta Wand



A MESSAGE FROM CHIEF ENGINEER, IGOR BOND

Dear Residents,

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

- The Playground Renovation - has brought an amazing combination of a very soft and safe surface for our kids to play, along with a complete new look of the recreation area.
- The Garage Flag Pole - has given an unique look to the main entrance of the our property, specially when our 5 by 8 Ft., American Stars and Stripes fly in the air.
- The First Floor Cafeteria - We are finalizing the designs and expect to begin the construction before the end of the year 2015.

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

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

Our maintenance crew is on top of every preventive maintenance measures. A big thank you to our very knowledgeable technician, **Olexandr Sinelnikov** and a very special thank you to our pool man, **Lucien Thelusme**, who keeps our water facilities in great conditions and provides many assistance to our 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.

With All Respect,

Igor Bond

CHIEF ENGINEER'S MESSAGE CONTINUED...

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 expend more energy to get it back to the comfortable level you want.
5. Please ask maintenance to check your dryer vent and have them clean it minimum once a year. **This is very important!**
6. **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.
7. 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.
8. Periodically lubricate the wheels and the locks of your balcony sliding glass doors.
9. 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.
10. 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.
11. **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.
12. Your refrigerator is equipped with a water filter which should be replaced every 6 months or at least once a year.
13. **Pay attention to any unusual sounds in your apartment and inform our security.**

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.



**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

Please note that as per our Rules & Regulations: “Any unit subject to rent my have a Homeowner’s insurance coverage naming Turnberry on the Green, Inc., as an additional insured.

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, gets notified every time the policy is renewed, cancelled or non-renew.*

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.