

I had the opportunity to review the documents I requested regarding the December Closed Meeting. I requested an agenda item for this Board meeting and that request was denied. This denial clearly contradicts Grace's pledge to be more "professional and transparent."

When I initially addressed the Board my intent was questioned, I was given diversionary statements and as it turns out was lied to.

The following are snippets of email interactions with the Board.

Ehrin, in your email response you questioned my "intent". You doubted my intent referencing "the financial component" of my question and also stated "we've had a lot of much larger "ticket" items, but I hadn't seen you respond previously." How disingenuous for several reasons; first of all, as a board member all questions/concerns brought forward by residents should be treated with respect and not questioned. Secondly, at the time of my question, the amount of the expenditures was not known. Recently you voted against a motion to fund the document rewrite of the TROM for \$1,800, (an amount that is a fraction of the cost of the closed meeting agenda, I might add) and is an expenditure that the entire board agrees will have to be approved. A bit hypocritical on your part.

Grace, why would you insinuate there were "employee leasing agreements" associated with my questions/concerns? According to the Management Company, there are no employee leasing agreements associated with the contracts in question. Your statement was deceitful.

Then there are Rick's statements. The following statements are lies:

Rick you stated:

- “No new expenditures outside approved contracts are being authorized, and payments are made pursuant to existing agreements.”

The payments made as a result of the Closed Meeting were in no way shape or form contractually obligated. These expenditures were “new” and in no way “pursuant to existing agreements.”

- When I speculated that this closed meeting was to discuss bonuses, you stated, “Speculation about bonuses or improper payments is incorrect.”

The documents provided by the Management Company clearly show your statement is not truthful.

- Meeting Minutes- “The board approved holiday gifts.....”
- Financial statements clearly show 11 payments for “Holiday Gifts” or “Holiday Bonuses”

Following up on my comments from the last board meeting.

I want to be clear, while I am not opposed to Holiday Gifts or Bonuses, any expenditures approved by the board should be done in a public forum. And not to be dismissed, these gifts/bonuses did not go to Turtle Rock employees, the recipients are employed by contractors hired by Turtle Rock. Board members should not engage in lying, making deceitful statements nor questioning intent of resident's questions when they arise. The end result of this meeting was the approval of \$7,475 of association funds.

Up to this point the board has refused to acknowledge this incident (I requested an agenda item for public discussion which was denied). This represents a total lack of leadership, transparency and accountability. If the board does not acknowledge the closed meeting itself and the diversion and lies that followed, I will be forced to make the communications and documents supporting my claims public via social media or web page. I will also file a complaint with the Florida Department of Business and Professional Regulation for what I feel were inappropriate redactions of requested documents. I am available any time to discuss this issue individually or as a group.

This board needs to understand; there are groups of residents that are paying attention to the actions of the board and committees.

Every board member is required to acknowledge the Turtle Rock Code of Ethics. Stated in the Governors Pledge (Paragraph 2)
INTEGRITY AND OBJECTIVITY:

“A board member may not knowingly make an untrue statement of a material fact or knowingly fail to state a material fact....”

Based on the outcome of this review and lack of action, I believe Grace and Rick lack the integrity to meet the basic requirements to serve on this board.