October 2025 Volume 1, Issue 3

THE BALE

A Publication of The Turtle Inn Beach Club

Welcome to *The Bale*

Welcome to the October edition of *The Bale!* We hope you find this issue both useful and informative. Your feedback is always appreciated — please share your thoughts or suggestions using the email address listed in the Quick Reference Guide below.

Quick Reference Guide:

Turtle Inn Beach Club
3233 S. Atlantic Ave.
Daytona Beach Shores, FL 32118

Website: TurtleInnFl.com with owners Information in the "Association" Section

FaceBook: Turtle Inn Beach Club
(Sub-Groups): Fun and Sun at the Turtle Inn Beach Club
Sales and Rentals at the Turtle Inn Beach Club

Instagram: turtleinnbeachclub

eMails:
Office: Info@TurtleInnFl.com
Newsletter: TheBale@gmail.com
Board of Directors: TurtleInnBeachClub@gmail.com

Request to attend Annual Meeting by Zoom:
TIZoomMeetingAttendance@gmail.com

Return Your Proxy

If you have not already done so, please take a moment to return your proxy. Every returned proxy makes a difference! Your participation ensures that our Annual Meeting can move forward as planned and helps avoid the added expense of rescheduling.

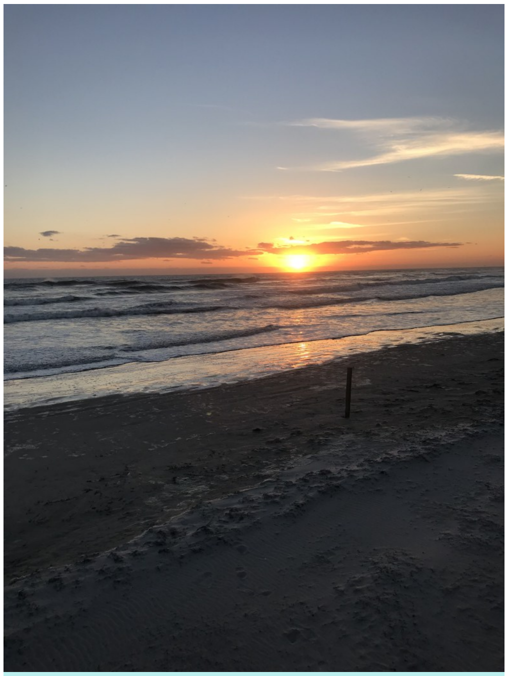
The **Annual Meeting** will be held on **Saturday, November 8, 2025, at 10:00 a.m.** at **The Fountain Beach Club**. All of the meeting details were sent to you by mail and email, and can also be found on our website under the **"Association"** section.

Thank you for being an active part of our Turtle Inn community — your involvement truly matters!

Inside this issue

Special points of interest

- Annual Meeting information
- WHAT is a Timeshare
- Why we need NEW owners
- Help with selling your unit
- Property rules



Didjaknow

* **Shirley, in the laundry room, makes GREAT cheesecakes. Talk to the office and they will connect you to her!**

* **We have Water Aerobics at the pool on Wednesday and Bingo on Thursday at the gazebo!**

* **Your parking pass must always be displayed! We have one parking space available per unit and towing is enforced at the owners expense.**

* **We have references for additional car and trailer parking! Please check with the office for additional information.**

* **You can help keep costs manageable by:**
  - ⇒ **keep the pool gate closed. It is a liability issue.**
  - ⇒ **Closing the umbrellas at the end of use and whenever a storm/ wind event occurs. The wind can catch them and blow tables over.**
  - ⇒ **Use the paper products provided while at the Turtle. Don't hoard supplies to take home. (Yes, we really had to mention this-sigh)**
  - ⇒ **We love it when you treat our staff! Feel free to buy them treats.**

ALL THINGS TURTLE

In Volume 1 of The Bale, you found a detailed overview of the Turtle Inn Beach Club. Volume 2 detailed how the business side of the Turtle operates.

Today's discussion, Volume 3, discusses a recent point of concern - our elevator.

*We continue to work diligently with our provider to have the proper parts installed and to get assurance that we have a fully operating system. This has been a frustrating experience. We believe that we are reaching completion.

Having said, we remind our owners that these companies seem to be very difficult to work with. A few years ago, we added an oversite inspector to assist us in managing these difficulties. He has been faithful to partner with us to make sure we get the best information possible and to make sure we are not overcharged.

Brittany has stayed on top of our present company in an attempt to be the "squeaky wheel."

We are reaching out to other companies to determine the best service possible.

This is a HARDSHIP for our owners. We recognize that. We have an aging elevator ON BEACHSIDE. We recognize the potential cost of complete replacement.

We have many factors to consider and will keep you informed as decisions are made.

Happenings around the Turtle

With the age of our property — and its beautiful but demanding oceanfront location — regular maintenance is a must. After the busy season from February through September, many areas show the effects of heavy use and exposure to the coastal environment. Each fall and winter, from October through January, our team works hard to refresh and repair the property so everything is in top shape for the next season. his year, we're completing a number of important projects, including:

- Major repairs to the elevator
- Replacement of the pavers outside the first-floor rooms along the parking lot side
- Repair of the swimming pool heater
- Replacement of all grills
- Replacement of all refrigerators
- Deep cleaning of every room
- Thorough inspection and maintenance of each unit
- Painting of common areas throughout the property
- Touch-up painting in all rooms
- Inspection and repair of sliding balcony doors as needed
- Roof shingle repairs on the gazebo

We appreciate everyone's patience and support as these projects are completed — they help keep The Turtle Inn looking its best and ensure a wonderful experience for all owners and guests.

What Is A Timeshare?

Timeshares sometimes get a bad rap — often because people do not fully understand what they are buying. At *The Turtle Inn Beach Club*, we want every owner to know exactly what their ownership means and what responsibilities and enjoyment comes with it.

A timeshare is a way to enjoy a vacation home without owning it year-round. When you buy a timeshare, you're purchasing the right to use a property for a set period each year.

Here's what that means for you as an owner at The Turtle Inn Beach Club:

- **Your Ownership:** When you bought your timeshare, you purchased a *deeded week* at The Turtle Inn Beach Club. That means you actually own that week and are a member of "*The Turtle Inn Beach Club"*.

- **Annual Maintenance Fee:** Each year, owners pay a maintenance fee that covers the day-to-day costs of running the property — things like utilities, insurance, upkeep and staff salaries and benefits — plus a portion that is set aside in a reserve fund for major repairs and replacements.

- **Your Week of Use:** The week you stay depends on the type of ownership you have:
    - **Fixed Week:** You use the same week every year, as listed on your deed.
    - **Flex Week:** You can choose from available flex weeks or reserve a Turtle Inn owned unit, depending on availability.

- **Exchange options:** We are affiliated with RCI, an exchange network that allows owners to trade their week for a stay at a different resort in another location. There are membership fees for RCI and often times charges for trading with them

- **Special Assessments:** Occasionally, if big repairs or unexpected events (like storms or floods) happen and regular maintenance fees don't cover the costs, the Board may approve a *Special Assessment*. We do our best to avoid these, but sometimes they are necessary to keep the property in great shape. You are required to pay these in addition to your yearly maintenance fees.

- **Staying Current:** To use your week, your maintenance fees and any assessments must be paid in full. Owners who are behind on payments will not be able to check in until all accounts are current.

We hope this helps make timeshare ownership a little clearer and reminds everyone how important each owner's participation is. Together, we keep *The Turtle Inn* the wonderful place we all love to visit!

Rules for all guests

Some of our rules are provided at check-in. MOST are not! Please check the guest handbook for more or even better, check online for ALL of the property rules.

Many of these rules are set based on local regulations, laws and codes. We cannot change those and must follow all of those as required by the governing entity.

Here are a few other rules that are sometimes missed:

⇒ **No hanging of items on the balconies.** Towels, swimsuits, etc. cannot hang on the balcony rails or be visible on the balcony from the parking lot.

⇒ **No smoking in the rooms.** You will be charged an extra cleaning fee if we smell smoke in your room. You can smoke outside but please be cognizant of others. We are getting more and more requests to make the property NON SMOKING. Some of this is being fueled by a lack of respect for other guests but also by the use of Medical Marijuana. We would like to avoid switching to NO SMOKING ON THE PROPERTY. Please help us with this.

⇒ Only **ONE PARKING SPACE <u>per room</u>**.

⇒ Observe Quiet Hours. Guests in Room 101 can easily hear every word of every conversation being held at the Gazebo and Hot Tub area. Please keep your conversation quiet during the hours of 10:00 PM to 8:00 AM.

⇒ **Pool Towels** are for use at the POOL ONLY. They are not to be taken to the beach.

⇒ **No throwing** items from the balconies.

⇒ **Close the beach gate** upon each exit and entry. This is required by our insurance and keeps non guests from using our property.

⇒ **You may have guests** visit you while you are on vacation but they are bound by the same rules and the owner is responsible for their actions while they are on the property.

⇒ **No pets** are permitted on the property. By law, we must allow service animals. Rules for this can be found online by searching in the ADA—American with Disabilities Act.

⇒ **Personal items should not be left unattended** in the common areas. If you see something that appears to have been left by accident, please take it to the office. Lost and found is located in the Housekeeping department.

⇒ **Lock Out Fee is $50**. Please make sure you have your key with you when leaving your room. The doors close automatically and lock when they close. If the office is closed, you will be charged the lock out fee.

Remember—EVERYONE at The Turtle Inn is on vacation. We want everyone to have fun and enjoy a GREAT vacation. With that said, EVERYONE has different perspectives on what is "fun". Please be respectful of other guests as you make decisions on what to (or not to) do while visiting The Turtle Inn.

How Do New Owners Benefit You at The Turtle Inn?

The short answer: They help keep maintenance fees lower for everyone!

That's one of the reasons you'll often see The Turtle Inn offering units at a very affordable price. When a new owner purchases a unit, their initial investment helps support the current year's budget. But even more importantly, the ongoing maintenance fees they pay each year provide long-term financial support — easing future budget demands and helping us plan more effectively.

We want to be clear: we absolutely LOVE our current owners and value the community we've built together. However, there's only so much each owner can take on — and that's why we need your help spreading the word.

The Board of Directors encourages you to share your Turtle Inn experience with friends and family who aren't yet owners. Let them know just how cost-effective it is to enjoy a week at a beachfront resort with a pool, hot tub, and a gazebo with grills — all overlooking the beautiful Atlantic Ocean and just steps from the sand.

Growing Our Community Helps Everyone

An increase of just 50 new owners adds $38,000 to our budget. That's enough to offset the average cost-of-living increases in maintenance fees — and leaves room for any increases in fees to maintain and enhance the property. Imagine the impact of doing that every year!

We are always open to ideas and promotions to attract new owners. If you have suggestions, we'd love to hear them! Reach out through the contact information on the first page of this newsletter.

Remember: We're not undercutting the value of your ownership — we're investing in the long-term health of the resort and keeping costs manageable for YOU.

So please, talk about The Turtle Inn. Bring your friends and family for a visit. Let them see firsthand why so many of us love being part of the Turtle Family. We'd LOVE to welcome more wonderful people into our community!

Valuable Tips for How to Sell A Unit

Last quarter's edition discussed things to consider when you rent or are renting a unit. This edition provides guidance in the event you should sell your unit.

When buying from an owner:

Tip 1 - Remember, your unit is deeded to you and requires proper paperwork if you should transfer the property.

Tip 2 - All fees must be current before the unit can be sold. As the seller, you can call the office and make sure everything is paid. As a prospective buyer, you **should** call the office and verify the owner(s) of the unit, the type of unit (studio, one-bedroom), and that all fees are current.

Tip 3 - The deed transfer paperwork must be completed by a title company or by Mary at the Turtle. There are fees for preparing and processing the transfer.

Tip 4 - Remember, the sales agreement is between the seller and the buyer. The Turtle only helps with the deed transfer work.

Tip 5 - When you have Mary working with you during the deed transfer, she makes sure everything is filed with Volusia County.

When buying directly from the Turtle:

Pick your unit and let Mary do the rest…
Yep, really is that easy!