

January 2026

# THE BALE

Volume 2, Issue 1

A Publication of The Turtle Inn Beach Club



## Welcome to *The Bale*

Welcome to the January 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](http://TurtleInnFL.com) 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](https://www.instagram.com/turtleinnbeachclub)

eMails: Office: [Info@TurtleInnFL.com](mailto:Info@TurtleInnFL.com)

Newsletter: [TheBale@gmail.com](mailto:TheBale@gmail.com)

Board of Directors: [TurtleInnBeachClub@gmail.com](mailto:TurtleInnBeachClub@gmail.com)

### Inside this issue

Quick Reference Guide ..... 1

New Years Greeting ..... 1

Didjaknow ..... 2

All Things Turtle ..... 2

How Can I Help ..... 3

Turtle Inn Merchandise ..... 3

Traveling Turtle Shirts ..... 3

Share the Experience ..... 4

Changes to our Bylaws ..... 4

Flyer for Potential Owners.. 4

### Special points of interest

- Where your fees are spent
- Traveling Turtle Inn Shirts
- Needed Changes to docs
- Share the experience flyer

## Happy New Year!

As we begin a new year, let us all be thankful for NO HURRICANES in the Daytona Beach Shores area in 2025! We hope this continues for many more years and allows us to fully recover, both financially and property wise, from the storms of the last few years.

Please, keep in mind that OWNERSHIP determines maintenance fees. The more owners we have, the less maintenance fees each of us pay. So, when someone asks about the Turtle Inn, you can proudly share what makes us special: our warm, welcoming community and our fully furnished, ocean-front units that truly feel like a home away from home. Invite them to enjoy refreshing Atlantic breezes, stunning sunrises and sunsets, a heated pool, and all the comforts they need for the perfect getaway.

Are you or a family member or friend looking to buy or rent? We always have units available. Visit our website [www.TurtleInnFL.com](http://www.TurtleInnFL.com) or call the office for availability and sales information.

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

## Didjaknow

\* If you have a late check-in and retrieve your keys from the lock box you need to take your parking pass TO YOUR VEHICLE and place it on the dashboard of your car. You can finish checking in when the office reopens next but get that parking pass in your car.

\* There are free and low-cost attractions in our area for both adults and families! Be sure you visit:

**Riverwalk Park** – the park includes a splash pad, playground, event lawn, concession stand, restroom facility, a riverfront promenade area, event stage, picnic pavilions, a new boardwalk, fishing piers, and a 12' trail way encompassing the park.

**Dunlawton Sugar Mill Gardens** – has gardens, a human sundial, and GIANT dinosaurs for the kids.

**Spruce Creek Park** – is ideal for nature enthusiasts and the perfect place for bird and wildlife watching, along with a walking trail and a tower with fabulous views of the park and wetlands.

**Angell & Phelps Chocolate Factory** – Visit this unique store and view how they make the chocolates and enjoy a free sample!

**Ponce Preserve** – approximately 41 acres stretching from the Atlantic Ocean to the

Halifax River. Terrain is varied, from the ocean dunes, through terraced palmetto patches and maritime hammock to the wetlands adjacent to the Halifax River.

**Daytona Beach Boardwalk** – This iconic landmark offers free fun things to do for all ages. Racing enthusiasts enjoy strolling along the Daytona boardwalk for a self-guided tour of automobile and motorcycle-racing commemorative plaques.

**Lighthouse Point Park** – a 52-acre inlet park located along the northern shoreline of Ponce de Leon Inlet. The park has elevated wooden boardwalks and restrooms, along with picnic pavilions that are available for reservation. A nature trail in the forested area in the center of the park leads to a scenic observation tower overlooking the Halifax River. The Volusia County Marine Science Center is on Lighthouse Drive within the park and is a wonderful place to visit with a variety of aquariums and marine educational exhibits.

For other suggestions on things to do visit the “AREA ATTRACTIONS” section of our website at [TurtleInnFL.com](http://TurtleInnFL.com).

## ALL THINGS TURTLE

In prior Volumes of The Bale, we have provided an overview of the Turtle Inn Beach Club, how the business side of the Turtle operates and points of concern for the property.

In this edition we are going to discuss **finances**. Have you ever wondered what your maintenance fees cover? What are you paying for? Or what does the Board do with those funds? Great questions!

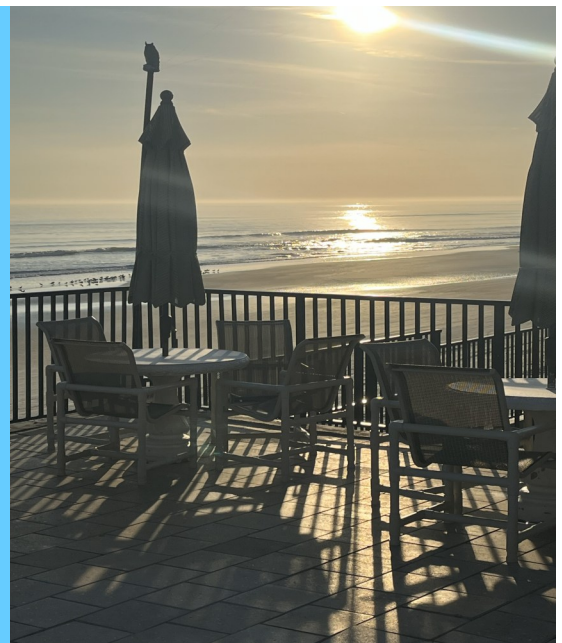
For 2026, the annual Maintenance Fee for the Turtle Inn Beach Club is \$760, reflecting a \$35 increase from last year. Here’s how that amount is allocated per unit:

- \$298 – Payroll
- \$140 – Reserves (required by the State of Florida)
- \$ 80 – Property Insurance (required by the State of Florida)
- \$ 68 – Utilities
- \$ 59 – Office Administration
- \$ 47 – Maintenance (supplies, tools, and contractor services)
- \$ 27 – Provision for Bad Debt
- \$ 23 – Housekeeping (linens, kitchen supplies, cleaning products)
- \$ 13 – SBA Loan Repayment
- \$ 5 – Tangible Property Tax (furniture, fixtures, equipment, appliances)

Total: \$760 per year (plus, real estate taxes)

In addition to these essentials, your maintenance fee also covers many extras that make staying at the Turtle Inn special—such as cable, Wi-Fi, Hot Dog Tuesday, Turtle Hunt, unlimited towel and linen restocking, pool towels, paper products, and much more.

Every dollar of your maintenance fee is carefully allocated and responsibly used by the Turtle Inn Board to ensure the property remains welcoming, well-maintained, and enjoyable for all owners and guests.



## Turtle Inn Beach Club Merchandise

Do you love the Turtle Inn and want to help spread the word? Stop by the office and check out our Turtle Inn merchandise! We have T-shirts, long-sleeved UV shirts, and our popular Hot Dog Tuesday shirts available in a wide range of sizes. Buy yours today and **SHOW OFF** your Turtle Inn Pride!

### *Traveling Turtle Inn Shirts*

Wear your Turtle Inn shirt everywhere you go and send us a picture of your travels. We would like to see how far and wide these shirts are displayed and “advertising” for future owners.

Send us a picture of you wearing the shirt and provide the location where the picture is taken. In the next edition of *The Bale* we will share the travels of the Turtle Inn shirts with other owners so all can participate in the fun.

**HINT** - There might even be a prize for the shirt that is furthest away from the property!

Bayview Park—Port Orange



## How Can I Help?

Yes, we have owners ask us. “We love the Turtle. How can we help?”

As with any good answer we have three quick points.

One: Be Involved

Two: Offer to Assist

Three: Be Informed

**Be Involved-** Your time at the Turtle Inn is to be relaxing and filled with family and fun. While you are enjoying your time take the time to look around and see if you find little things that slip by the office. Recently one of our board members was here during their vacation and noticed that a light was out.

While our team walks the grounds periodically after dark this light had burned out before it was noticed by our team. One call to the office and we had a quick fix. Another example is an owner who noticed only one half of their toaster was working. Housekeeping works tirelessly to get rooms flipped for the next owner. Checking to see if every toaster in every room is working doesn’t get checked every week. Sending a request to the office or filling out a comment card helps everyone find the small issues that could be easily overlooked.

**Offer to Assist-** Owners have a level of responsibility in keeping their room and property clean and tidy. We have owners who go over and above, leaving their rooms very clean. This type of help is appreciated. We see you picking up loose items in the parking area and along the deck, closing up the umbrella’s at the end of the day, straightening up the deck chairs. We have owners who leave “thank you” packages- ice cream bars, chips, pizza- for our staff. Making them feel appreciated. Thank you, for going the extra mile.

**Lastly, stay informed-** The more information you have about our finances, policies and on-going projects and concerns will help you make informed opinions. You can find the minutes from the regular board meetings, the prospectus, sales information, and our quarterly newsletter, *The Bale*, at [Turtleinnfl.com](http://Turtleinnfl.com).

Yes, you can help! With our thanks.....

## Share The Turtle Inn Experience!

We are pleased to announce that The Turtle Inn has launched a new program called “Share the Turtle Inn Experience.” This special promotion gives friends and family members of our current owners the opportunity to stay at The Turtle Inn at a reduced rate and experience firsthand why we all value and enjoy our property so much.

A recent email provided a flyer with details of this promotion. You can see that flyer on the next page. A second email was sent that included printable flyer that you can share directly with friends, family members, or colleagues who may be interested in learning more about The Turtle Inn and the benefits of ownership. The flyer explains the promotion in detail and outlines the simple steps required to participate.

This program is designed to introduce new people to our community, showcase the quality of our property, and help grow our owner base. Every new owner strengthens The Turtle Inn and helps ensure its long-term success.

We encourage you to share this flyer with anyone you believe might enjoy staying at The Turtle Inn and may be interested in owning weeks with us. Your support is greatly appreciated, and we hope this promotion results in many new guests becoming proud Turtle Inn owners.

If you or your guests have any questions, please feel free to contact the office for additional information.

## Changes Needed to Turtle Inn Beach Club Bylaws

On December 22, 1982, the State of Florida declared the Turtle Inn Beach Club Condominium Association, Inc. as a corporation under the laws of the State of Florida. At that time, our Articles of Incorporation and Bylaws were recorded and filed with the State. These original governing documents are available on our website through the Association login under Documents.

In 1982, cell phones were not available for public use, stamps cost 20 cents and primitive forms of social media were just emerging. Facebook would not exist until 2006. Public email did not exist as we know it now, but foundations were being laid, and the US Postal Service launched its electronic mail E-COM service. Automated Clearing House (ACH) payments were used primarily by governments and large corporations, not by individual consumers.

As a result, our Bylaws specifically require that notices of Annual Meetings and maintenance fee statements be sent by U.S. mail. Today, postage costs have risen to 78 cents per stamp, and each mailing also requires paper, envelopes, printing, and labor. These expenses continue to increase annually.

During its review of the governing documents, the Board of Directors identified several provisions that are restrictive and out-dated. In addition, we have experienced challenges delivering mail to our Canadian owners during recent mail strikes. This required us, at their request, to provide Annual Meeting notices and maintenance statements by email.

To address these issues, and with unanimous Board approval, a Special Meeting of the Owners can be called for the purpose of amending the Bylaws. Although we are currently required to mail this notice, one of the proposed amendments would permit delivery of Annual Meeting notices and maintenance fee statements by email. Adoption of this change alone is expected to save the Association thousands of dollars in mailing expenses over time.

The Board is also recommending several additional updates to modernize the Bylaws. Please watch your mail for the Special Meeting notice and review the proposed amendments carefully. We encourage you to return your proxy promptly and support the Board's efforts to bring our Bylaws into the 21st century.



## Share the Turtle Inn Experience!

Do you have a friend or family member who would love The Turtle Inn as much as you do? Now you can invite them to experience it for themselves — at a special 50% off the regular rental rate with our “Friends & Family Prospective Buyer Rate”!

We want our owners to share the charm, comfort and community of The Turtle Inn Beach Club with potential future owners. This offer allows your guests to enjoy a stay with **no presentations, no pressure, and no sales tactics**. Just a chance for them to experience Turtle Inn and decide for themselves.

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### The Offer

- Any guest (friend, family member, etc.) referred by a current owner is eligible to use this offer, but only once per person.
- Guests receive **50% off the regular rental rate** during the months of January, September, October, November, and December. If you want to join them, you will receive 25% off the Bonus Rate to be sure they have a good time. You can each get up to 7 nights at this rate.
- Special event weeks during these months are excluded.
- For each new owner you refer that purchases a unit within 30 days, you will receive \$100 credit towards your next year's maintenance fee.

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### How to Refer a Guest

1. Confirm with your friend or family member they are interested in this offer.
2. Send an email to the office with the **name and address** of the interested, prospective owner.
3. Your guest should then contact the office on 386 761-0426 and explain they were referred by you to **Share the Turtle Inn Experience!**
4. Your authorization email must already be on file.
5. When booking, your guest will receive the **special 50% off the normal rental rate**.
6. Payment is required at the time of reservation.
  - o Rental is **non-refundable**, but dates may be changed **within one year** of the payment date.

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### If Your Guest Wants to Purchase a Unit

Guests who decide they'd like to join The Turtle Inn family must notify the front desk **before checking out**.

#### Special Purchase Opportunities

- Special pricing will be available for these guests.
- Pricing may vary depending on timing and availability of sales at the time.
- Guests wishing to purchase must finalize before leaving so we can prepare the deed.
- Guests wanting to delay a purchase can do so but the offer could change based on the date they decide to purchase.

#### Costs at the Time of Purchase

- Purchase price
- Processing (closing) fee
- Maintenance fees & property taxes for the first year of occupancy

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### Share the Opportunity!

You – our owners – are our very best sales team! Please share this opportunity with anyone you think would enjoy being part of the Turtle Inn family.

**Thank you for helping Turtle Inn grow with people we hope will love it as much as you do!**

Turtle Inn Beach Club  
[Info@TurtleInnFL.Com](mailto:Info@TurtleInnFL.Com)  
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