



## Welcome to *The Bale*

Welcome to the April edition of *The Bale*, our newsletter for owners and friends of The Turtle Inn Beach Club. In this issue, we're sharing important updates on several key projects at the property, including the elevator modernization, recent plumbing repairs, and other improvements underway.

Of particular importance is the section outlining how these projects are being funded. We encourage you to read each article in full to gain a clear understanding of what's happening, why these efforts are necessary, and how they support the long-term health of the resort.

As always, we value your thoughts and suggestions on this newsletter. Please feel free to share your feedback 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

Phone: (386) 761-0426

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

Keep In Touch ..... 1

All Things Turtle ..... 2 & 3

Remember The Turtle Inn ... 4

Where In The World?? ..... 4

We are SOCIAL ..... 4

New Community Members . 5

Didjaknow - Turtle Love ..... 5

### Special Points of Interest

- Recent Major Repairs
- Grow the Turtle Family

## Keep In Touch!

Throughout history, people have found all kinds of creative ways to stay connected across distances. Some of those methods have included:

**Phone • U.S. Mail • Telegraph • Morse Code • Smoke Signals • Carrier Pigeon** ...and a few others we're glad never caught on!

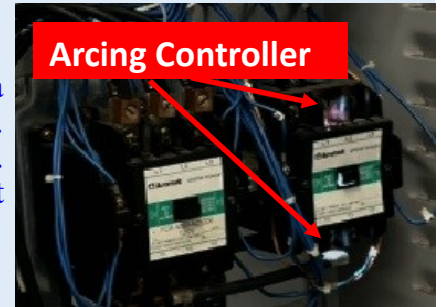
While The Turtle Inn has not used *all* of these, we have relied heavily on a few that are now outdated, slow, or costly - especially U.S. Mail. As we continue modernizing how we communicate with owners, we're moving toward a faster and more cost-effective approach: **email**.

Going forward, most of our written communication will be delivered electronically. **Please make sure your contact information is current with the office, and keep an eye on your inbox.** You may have an important update from us waiting for you.

# ALL THINGS TURTLE

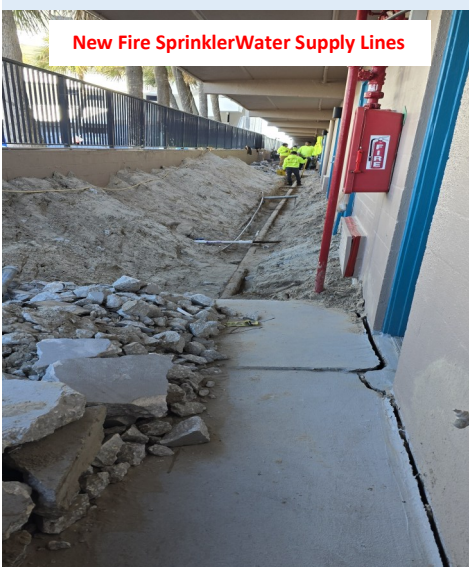
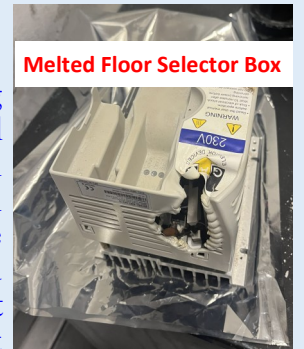
Do you know what happens at The Turtle Inn Beach Club almost every day? **SOMETHING GOES WRONG!** Sometimes it's as simple as a staff member unexpectedly missing a shift. Other times it's as serious as a pipe bursting inside a wall and flooding several rooms below. Yes, these things really do happen, and more often than you might imagine. Included in this article here and on the next page are several pictures to give you an example.

For the past several months, one of our biggest challenges has been a malfunctioning elevator. It has been breaking down several times a week. Occasionally, a simple reset of the control panel gets it running again. Other times, the situation has been serious enough that the fire department has had to rescue guests who were stuck inside.



After months of dealing with these issues, we changed elevator maintenance companies at the beginning of the year. Their thorough inspection made it clear that the elevator requires immediate modernization and upgrades. The estimated cost of this work is \$150,000.

That brings us to the next set of challenges: timing and funding. We are nearly fully occupied until mid-August, which makes shutting down the elevator for a six-week modernization project far from ideal. At the same time, our ability to pay for the project has been strained. Following the 2022 hurricanes, we used all available funds to make repairs and reopen quickly, before many other properties. While we have continued making the required contributions to each reserve category, there simply hasn't been enough time for those reserves to rebuild. In addition, we have spent significant amounts from the same reserve category over the last year or two just to keep the elevator operational.



**(Article Continued On Next Page)**

## ALL THINGS TURTLE (continued)

In recent months, we have also completed several major repairs:

- Replaced the water supply line for the fire sprinkler system
- Removed and replaced the first-floor walkway to have access to that line
- Repaired a busted pipe behind the wall in a room
- Replaced most of the plumbing under that walkway, including water supply, gas, and drain lines



New Water Supply Lines Installed

- Rebuilt the flowerbed that had to be removed for access to the water lines

These repairs totaled approximately \$70,000. With these two major expenses - nearly \$220,000 combined - it became clear that we faced a serious financial challenge. The Board reviewed all options, including borrowing from owners, borrowing from reserves and raising next year's maintenance fees significantly, or implementing a Special Assessment, none were ideal.



Walkway Removed, New Fire Sprinkler Pipe Installed!

At the March meeting, the Board of Directors made the difficult decision and approved a Special Assessment of \$200 per unit. With 1,150 units owned, this will generate approximately \$230,000. The Special Assessment will fund the elevator modernization project, and any remaining funds will be used at the Board's discretion, most likely to reimburse the general operating account and the reserves that were used to pay for the recent repairs.

Owners may pay the assessment in two equal installments:

- \$100 per unit due on or before May 1, 2026
- \$100 per unit due on or before July 1, 2026

We understand that no one welcomes a Special Assessment, and this decision was not made lightly. However, the elevator modernization and other critical repairs are essential to ensuring the safety, reliability, and long-term value of our property. These improvements are not only necessary - they are an investment in the future of The Turtle Inn Beach Club. By completing this work now, we protect the value of every ownership week and enhance the comfort and experience of all guests for years to come.



Temporary Walkway In Place and Preparing to Pour New Walkway



New Walkway Framed In



New Walkway In Place

## Remember The Turtle Inn Donations and Bequests

As with any “home away from home,” the Turtle Inn Beach Club has experienced several major repairs this year that have stretched our carefully planned 2026 budget. Every homeowner understands the importance of having an emergency fund for unexpected needs, and the same principle applies to our resort. At the Turtle Inn, that emergency fund is our Reserve accounts – these are the funds we rely on when large, sometimes unplanned, expenditures arise.

Sometimes circumstances force those reserves to run low. That is exactly what happened after the 2022 hurricanes. We used every available dollar in every reserve fund to help us reopen as quickly as possible. While this allowed us to welcome owners back sooner, it left all reserves fully depleted. We began rebuilding them with the January 2024 budget year, but restoring healthy balances takes time.

Because of this, we must explore alternative ways to fund necessary projects like the ones we are completing this year. Alternatives may include loans, increased annual maintenance fees, special assessments, or similar measures. As a Turtle Inn Owner, you also have the opportunity to help.

If you are in a position to donate additional money now – or if you wish to include the Turtle Inn in your will or estate planning – your support would make a meaningful difference in strengthening our financial position and preserving the resort for future generations.

If you are interested in donating at this time, you may mail a check or make a cash donation during your visit with us. Many families also choose to include charitable gifts in their wills or trusts. We encourage you to consider this option. A monetary bequest to the Turtle Inn Beach Club can help cover unexpected repairs that fall outside our reserve funds and ensure that the Turtle Inn remains that cherished “home away from home” for future generations of Turtle families.

## Where in the WORLD are The Turtle Inn Shirts

### Turtle Inn Fans, THE GAME IS ON!

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 an email to The Bale email address ([TheBale@Gmail.Com](mailto:TheBale@Gmail.Com)) with a picture of you wearing a Turtle Inn 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.

The shirt that is furthest away from the property will win a special prize! Get to traveling with your Turtle Inn Shirt and send us that email with a picture to [TheBale@Gmail.Com](mailto:TheBale@Gmail.Com) TODAY!

## We Are Social

Your Turtle family isn’t just a vacation - it’s a year-round community. Stay connected, share the sunshine, and keep the fun going long after you’ve checked out.

### Show Off Your Memories

Post your favorite vacation photos on our Facebook group **Fun and Sun at the Turtle Inn Beach Club** and see what other owners are enjoying.

### Buy, Sell, or Rent Your Week

Looking for a new unit or ready to rent yours out? Head to our Facebook page **Sales and Rentals at the Turtle Inn Beach Club** - the easiest place to connect with fellow owners.

### Spread the Sunshine

Follow us on Instagram at **Turtle Inn Beach Club** and share our posts with your friends. Help us show the world why Turtle Inn is the happiest spot on the Shores.

## New Community Members!

Have you ever thought about how each unit sale shapes the future of Turtle Inn Beach Club? It's more than a financial transaction - each sale brings new energy, new stories, and new families into our community.

Every new owner discovers what makes "The Turtle" so special: the relaxed atmosphere, friendly faces, and the beautiful shoreline of Daytona Beach Shores. More importantly, they discover something increasingly rare - a true sense of belonging.

That's what we're really offering.

When someone becomes an owner, they're not just purchasing time - they're becoming part of a tradition. They join a community that cares deeply about this place and about one another.

### And this is where you can help:

If you know someone – a friend, family member, or colleague – who would appreciate the Turtle Inn experience, we encourage you to share your story with them. Personal referrals are one of the most powerful ways to grow our community with people who will value and care for it just as you do.

If you or someone you know has interest in ownership opportunities, please reach out to our office. We are always happy to provide information and help guide prospective owners through the process. Also review the last edition of *The Bale* to learn how to **SHARE THE TURTLE INN EXPERIENCE!**

Each new owner strengthens our community, supports the long-term success of the resort, and helps ensure that the spirit of "The Turtle" continues for generations to come.

## Didjknow

### You Can Show Some Turtle Love

Want to brighten our staff's day? Many of our owners love surprising the team with little treats - ice cream bars for the office freezer, a pizza lunch, homemade baked goods, or fun snack packs. Every gesture reminds our staff just how appreciated they are.

And speaking of appreciation . . . we've got some true **Turtle lifers** who have poured their hearts into this place for decades:

- **Mary** – over **40** years of dedication
- **Patty** – **14+** years of service
- **Brittany** – **16** years of a friendly smile

These amazing women are the backbone of The Turtle Inn, and we couldn't do what we do without them.

### A Shout Out to Our Longtime Owners

We also have many owners who have been with us since the doors opened in **1982**. For privacy, we won't list names - but their loyalty, love, and commitment to The Turtle Inn Beach Club are a huge part of what makes this community feel like family.

To every one of you - staff, owners, and lifelong Turtle fans - **thank you** for being the heart of this place.

## An Owners Perspective

The Turtle Inn, a family resort tucked into Daytona Beach Shores, sits so close to the ocean that the sound of the waves becomes a soundtrack - soft, steady, and unmistakably summer.

Morning arrives with the smell of salt in the air and seagulls calling out for breakfast. Coffee tastes a little better when you're sitting on the deck, watching early walkers and joggers pass by. There's no rush to start the day; at The Turtle Inn, the day starts on its own.

For decades, families have returned here. First as young parents, rubbing sunscreen on tiny shoulders and filling sand buckets. Later as grandparents, claiming umbrellas by the pool and watching the next generation discover the same joys.

The pool is always alive – music echoing, laughter, conversations drifting like warm breezes. A few steps away, the hot tub becomes the grown-ups' gathering place, cocktails in hand, stories flowing as easily as the water.

Evenings bring a different kind of magic. The western sky melts into orange and pink sherbet shades, a quiet reminder that some of the best moments happen when the day slows down.

The rooms carry that easy, lived-in comfort that makes vacationing effortless. Nothing overly fancy – just inviting, familiar, and relaxing, the way a true beach getaway should feel.

Generations overlap at The Turtle Inn, blending past and present. Photo albums across the country hold the same backdrops: the beach, kids grinning in the surf, teens pretending not to have fun, and proud grandparents smiling from the center of it all.

By week's end, sandcastles have returned to the sea, long walks are measured in miles, and sun-kissed cheeks tell the story of days well spent.

At The Turtle Inn, vacations aren't simply breaks from routine – they're traditions. Stories are retold, memories are added to the collection, and families reconnect with the place and with each other.

And when Saturday morning arrives and cars are packed for the drive home, the same promise is spoken with certainty and a smile:

**“Same time next year at The Turtle Inn.”**

Because at The Turtle Inn, it's more than a vacation.

**It's a tradition.**

*If you have an idea for an article from “An Owners Perspective”, please submit it to [TheBale@Gmail.Com](mailto:TheBale@Gmail.Com). Understand that not all articles will be published and any published article may be changed for clarity and to fit into the newsletter.*