Turtle Inn Beach Club
Board of Directors Meeting Agenda

Date: May 06, 2017

Time: 9:00 AM

Call to order

1) Phillip Holley, Dick Taylor, Bob Buckner, Greg Hindle and Mary Schumacher, Resort Supervisor, were present for the meeting.

2) Welcome to owners & accept their comments
   a) Four owners present
   b) Comments limited to two minutes per owner
      i) Shelf in the bathroom
      ii) Curved shower curtain
      iii) Wi-Fi
      iv) Maintenance on units during May
      v) Flex week availability
      vi) Request for more storage in bathrooms

3) Approval of minutes from March 18, 2017 meeting
   a) Motion to accept minutes by: Dick Taylor
   b) Second: Bob Buckner
   c) Board Action: Approved

4) President's Report:
   a) Our new maintenance man Ray is onboard and doing a good job.
   b) MC has submitted her resignation and will be leaving May 18th
   c) Water damage due to a sink over flowing has caused damage to a couple of the rooms and the office
   d) We had a request to make the pool area non-smoking
      i) Based on the Face Book comments we will not pursue.
   e) Sign grant money received
   f) Landscaping needed in new sign area.

5) Supervisor's Report:
   a) 20 sales year to date from the Spring/Summer sales program (1 pending)
   b) Delinquent maintenance fees collected $4422.54 Year to date
   c) Unit 209 will be down for the weeks of 19 and 20 for flooding repairs
   d) New doors and locks installation is in progress
   e) New bedroom furniture is coming this month and should be completed by the end of the month
   f) We will be needing some new refrigerators soon and Mary is shopping around for a better price than we are currently receiving from GE.
   g) Carpet cleaning is due in May
      i) Mary will try to schedule the carpet cleaning before Eddie leaves to go north

6) Treasurer's Report:

Treasurers Report as of May 06, 2017

Paid Owners	1318
T. I. Owned Units	488
Delinquent Owners	183
Total	1989
Bank account as of 5/03/2017	$266,092.15

Edward Jones Account

CD $100,000.00 (Money Market) 0.70	Matures 5/10/17
CD $100,000.00 (Reserves) 0.65%	Matures 5/24/17
CD $100,000.00 (Money Market) 0.60%	Matures 6/05/17
CD $100,000.00 (Reserves) 0.85%	Matures 8/02/17

Miscellaneous Income as of 3/31/2017	$43,017.63
Rental Income T.I.	$29,582.60
Unit Sales	$6,000.00

Reserves

Air Conditioner Units	$35,149.05
Elevator	$30,626.89
Exterior Paint	$43,597.19
Paving	$10,960.80
Roof Recoating & Replacement	$69,468.58
Furniture / Appliances	$82,571.42
Reserves Total	$272,373.93

Cookout (16 Weeks) $892.15

Foreclosures None

Proposed budget is being developed by Dick Taylor and Bob Buckner.

a) Motion to accept the Treasurer's Report by: Bob Buckner
b) Second: Greg Hindle
c) Board Action: Approved

7) Maintenance Report:
   a) Items for 2018
      i) Ray Pac Spa heater for 2018
      ii) $2200.00
   b) Refrigerator thermometers
      i) Get prices

c) LED light bulbs
   i) Budget item – get details for Mary
d) Landscaping lights
   i) Budget item – get details for Mary
e) Wi-Fi modules – more needed
   i) Budget item – get details for Mary
f) Repainting balconies – Budget item
g) Air conditioner cases for the 01 units
   i) Need prices
h) Paint the overhead spot on the entry area
i) Lounge chairs and/or tables and chairs
j) Replace missing downspout near fire pump house

8) Housekeeping Report:
   a) Pillows and costs
   b) 6 pillows needed for each room, a total of 234 needed
      i) Target pillows
         (1) Firm $7.99
         (2) Overfilled $5.99
      ii) Walmart
         (1) Jumbo $3.99
         (2) Firm $5.99
      iii) Dollar General
         (1) $4.00
      iv) Big Lots
         (1) Two for $20.00 with a cover (Serta)
      v) Amazon has the same for $16.46 per set
            (a) 38 sets $625.48
            (b) Motion to order the Serta pillows: Bob Buckner
            (c) Second: Dick Taylor
            (d) Board action: Approved
   c) 4 king sized mattress pads
      i) Purchase now
   d) Items for 2018
      i) New ceiling fans
      ii) New roll away beds including frames
      iii) New linens – before end of the year

9) Old Business:
   a) Hurricane Evacuation Policy
      i) In process
   b) New door numbers for the doors
      i) New numbers must be in braille
      ii) We will use the old numbers if possible
   c) Fire escape signs for the back of the doors
      i) Mary will get pricing for plastic and metal with adhesive on the back
   d) Ceiling Fan Replacement
      i) Will be considered after the living room furniture and lamps for the 2018 budget
   e) Pump House repairs and door replacement – per code
      i) Need to get an estimate on the needed repairs
      ii) GC Contracting is giving us a price on the door

f) Fire Door replacement on each floor at both stairwells
   i) Mary will check to make sure they need to be fire rated and metal or would a fiberglass door suffice
g) Furniture Order Update
   i) New bedroom furniture will be in place by the end of the month

10) New Business:
a) Open for new business
b) Projects to be included in the 2018 budget
   i) New living room furniture
      (1) Estimate from Hospitality Furniture is $50,145.00 including tax and delivery
   ii) New lamps for the living room
      (1) A brochure for lamps that that have a USB and electrical outlet and that will go well with the new furniture design has been requested from Hospitality Furniture
c) New updated computer system for the office
   i) Estimated expense $2500.00
d) Updated security system and camera
   i) Willy will get estimates (X10.com)
e) Hot water heaters
   i) Delay the repair or replacement until we have the budget to do the replacement
f) Key blanks for the new door locks
   i) We will order the blanks from Greg's contact

11) Public Relations Report: Elaine Brothers
a) Motion to accept PR report by: Bob Buckner
b) Second: Dick Taylor
c) Board Action: Approved

12) Future Meetings
a) August 5th
b) September 16th (Rooms for all)
c) November 11th Annual Meeting (Rooms for all)