

Turtle Inn Beach Club
Board of Directors Meeting

Date: July 14, 2018

Time: 9:00 AM

Call to order

1. Welcome to owners & accept their comments
 - Limited to two minutes per owner
 - Rochelle Barnette-owner reports that her family is pleased with the upgrade to the internet and the appearance of the facility.
2. Approval of minutes from May 19, 2018 meeting. Motion by John Caupp, Seconded by Linda Jeffries.
3. Discussion on Real Tech and RNS to prep for them joining our call. (Real Tech and RNS joined the discussion at 9:30)
 - Discussed schedule – Real Tech – Ready to launch now.
 - RNS said the Real Tech side is in its own container. Then the RNS pages are created automatically and live in a separate container that is maintained and hosted by RNS.
 - Since we're using their design, they look alike and operate seamlessly.
 - Training will start September 10th
 - Website address remains the same.
 - Our e-mail address will change to Gmail. Discussed with Bob.
 - Data is the big piece for RNS and making sure it works properly
4. President's Report:
 - Updates to changes in maintenance staff
 - Painting doors on inside of rooms from replacement – still on hold - too busy now
5. Supervisor's Report:
 - Sales update 31 sales and 8 foreclosures
 - Update on roof warranty – Skip fixed the roof, should keep our warranty in place
 - Cable and Wi-Fi installation update – Complete.

6. Treasurer's Report:

**Treasurer's Report
July 14, 2018**

	<u>07/01/2018</u>
Paid Owners	1376
T.I. Owned Units	477
Delinquent Owners	136
Total	1989

Bank Account Balance	As of 07/01/2018	\$260,224.40
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Edward Jones

• CD \$100,000.00	(Reserves)	1.65%	Matures	07/19/18
• CD \$100,000.00	(Money Market)	1.69%	Matures	07/23/18

	<u>June 2018</u>	<u>YTD 2018</u>
Miscellaneous Income	\$11,467.01	\$91,304.70
• Rental Income Turtle Units	\$5,313.00	\$44,033.00
• Rental Income – Turtle Fees	\$1,315.00	\$10,001.24
• 2018 Sales YTD	30 Unit/Weeks	\$26,485.00
• Foreclosures Sold	7	

Reserves as Reported by Mark Topol (06/30/2018)

		Expenses YTD 2018
Air Conditioning	\$29,143.43	\$ 0.00
Elevator	\$26,261.08	\$1,152.00
Exterior Painting	\$17,462.40	\$10,406.61
Paving	\$12,210.59	\$0.00
Roof Recoating & Replacement	\$78,575.11	\$ 2,575.59
Unit Furnishings & Major Appliances	\$55,964.10	\$64,203.76
	\$219,616.71	\$78,337.96

	<u>Submitted</u>	<u>Deeded Back</u>	<u>Sold</u>	<u>Paid</u>	<u>Cost</u>
Foreclosures	0	0	0	0	\$

	<u>Planned</u>	<u>Unplanned</u>	<u>Total</u>
2018 Repairs & Updates	\$93,508.76	\$96,190.61	\$189,699.37

7. Maintenance Report:
 - ☐ maintenance schedule for equipment - Complete
 - ☐ Update on development of an inventory of equipment in maintenance – Still working on this
 - ☐ Strike Plates for Deadbolts on doors – Bruce is working on this.
 - ☐ Update on drain, flush and level hot water tanks – completed. May need to insulate the room to decrease the sound.
 - ☐ Update on possible need for two more “expansion tanks” on the hot water heaters-tabled.
 - ☐ Update on Bruce checking with other maintenance men near us about a filtration system
 - ☐ Bruce will update maintenance men on hurricane plan prior to his leave.
8. Housekeeping Report:
 - ☐ Staffing issue. Discussion held.
 - ☐ Still having high supply cost. Some owners refilling supplies in large quantities daily.
9. Old Business:
 - ☐ Software for computer to make reservations. Completed in Real Tech and RNS teleconference.
 - ☐ Balcony Inspections Update – estimate from GC was \$15K. Work scheduled for December first through the 14th.
 - ☐ Discussion on new sales ideas
Flash Sale on Facebook and/or Twitter.
Summer/Fall Extend your Vacation sale!
 - ☐ Will set up a new email through Gmail. Discussion determined that AOL is no longer business friendly. Updated technology requires more security. Further discussion on updating owner’s emails and database.
 - ☐ Reducing operating costs. Still need to develop a survey with possible options:
 - o Cleaning fee when renting your room for less than a week
 - o Other suggestions tabled to September
 - ☐ Major UNFUNDED expenses:
 - o Fire Sprinkler Pump
 - o Elevator repair/replacement – possible 2nd elevator installed
 - o Security Cameras
 - o Stairwell Fire Doors
 - o Concrete Repairs to pillars, etc.
 - o Air conditioners, sleeves and grills
 - ☐ Water Heaters – Repair vs. Replace
10. New Business:
 - ☐ Motion to borrow from reserves if needed - Passed
 - ☐ Replacement of white binders in rooms – replace with spiral binders. More cost efficient Motion: Jeffries/Second Buckner Motion carried.
 - ☐ Discussion on maintenance fees or possibility of a special assessment due to high dollar repairs.
 - ☐ Closing cost fee to sales handled by the office. Motion to add a \$50 closing cost for sales handled by the office. The county charges recording fee. Passed effective immediately.
 - ☐ Rental rates for 2019 (Walk-ins). Increase 15%. Motion Buckner/second Taylor. Motion carried. Effective immediately.
 - ☐ Discussion on cleaning fee for owners renting unit more times than the regular mid-week and end of week cleaning. Tabled to September.

- Discussion on credit card fees. No adjustment necessary.
- Open for new business
 - Sunset Clause – need to prepare questions to submit to attorney.
 - Shared ideas from TBMA meeting
 - Sunset Clause
 - New Social Media needs
 - Lock out process
 - Networking with other boards
 - Met with Bob from RNS and signed contract
 - Interior Design plan

11. Social Media Update: Linda Jeffries- Sites continuing to grow. New media expected in the next few weeks.

12. Public Relations Report: John Caupp- comment cards are increasing. Areas of concern discussed.

13. Future Meetings
September 15th Start time 9:00
November 10th Annual Meeting

Meeting adjourned.2:45