

Turtle Inn Beach Club
Board of Directors Meeting
Minutes

Date: September 15, 2018

Time: 9:00 AM

Call to order

1. Welcome to owners & accept their comments
 - Limited to two minutes per owner- no owners present

2. Approval of minutes from July 14, 2018 meeting

3. **President's Report:**

Information on letter from the board posted to the website – Posted. Sending e-mail to owners to direct them to the letter.

- Replacement of white binders with “spiral packets” is complete.
- Status of painting doors on inside of rooms from replacement. About ¾ complete. Also adding the evacuation signs to the backs of the doors.

4. **Supervisor's Report**

- 39 + Plus 8 Foreclosures = 47 YTD for \$30,290 in sales for the year.

5. **Treasurer's Report: Bob**

**Treasurer's Report
September 15, 2018**

		09/01/2018
Paid Owners		1423
T.I. Owned Units		471
Delinquent Owners		95
Total		1989
Bank Account Balance	As of 09/01/2018	\$391,858.67
Edward Jones	No CDs	

	<u>August 2018</u>	<u>YTD 2018</u>
Total Miscellaneous Income	\$16,938.58	\$123,557.47
• Rental Income Turtle Units	\$14,273.00	\$63,131.00
• Rental Income – Turtle Fees	\$501.19	\$12,098.84
• 2018 Sales YTD (Sept. 01)	37 Unit/Weeks	\$29,490.00
• Foreclosures Sold	8	

Reserves as Reported by Mark Topol (08/31/2018)

	<u>Balance</u>	<u>Expenses YTD 2018</u>
Air Conditioning	\$27,507.59	\$1,635.84
Elevator	\$26,261.08	\$2,312.25
Exterior Painting	\$17,462.40	\$10,406.61
Paving	\$12,210.59	\$0.00
Roof Recoating & Replacement	\$77,075.11	\$4,075.59
Unit Furnishings & Major Appliances	\$55,964.10	\$64,203.76
Total	\$216,480.87	\$82,634.05

	<u>Submitted</u>	<u>Deeded Back</u>	<u>Sold</u>	<u>Paid</u>	<u>Cost</u>
Foreclosures	15	0	1	1	\$0.00

	<u>Planned</u>	<u>Unplanned</u>	<u>Total</u>
2018 Repairs & Updates	\$95,324.19	\$102,288.35	\$197,612.54

Cook Out	Through Week 35	\$2,675.45
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6. Maintenance Report: (Ryan)

- Mounting TV's to wall Discussion held...two options considered for testing.
- Discussion on furniture safety issues.
- Update on development of an inventory of equipment in maintenance – Still working on this
- Update on Bruce checking with other maintenance men near us about a filtration system

7. Housekeeping Report:

- Staffing update
- Linen order requested
- Starting the deep cleaning of rooms
- Staff issues are much improved with changes in staff

8. Old Business:

- Update on new website and online reservation system- John and Mary will work on this and get with Lee (Backpack) and RNS to resolve any remaining issues or concerns
- Pictures and Video for website – Sent to RNS for them to download and post as needed
- RNS Implementation Training update – See item above. Will set a new date for starting
- Update on Gmail Suite and email addresses
 - still trying to forward e-mails but not working
 - John and Mary will work with Lee on our issues with forwarding these

- E-mail addresses are set up and working. We have an official e-mail of info@turtleinnfl.com and website now reflects that. We also have an e-mail for questions to the board at turtleinnbeachclub@gmail.com
- Balcony Inspections Update – estimate from GC was 15K. Will be doing in December between the 1st and 14th.
- New Fees to cover CC Charges – review information from UF on this. John and Mary will ask RNS about this.
- TV Mounting – Buying two mounts. See above in maintenance report.
- Update on rusted fire sprinkler pipes. These are replaced and painted.

9. New Business:

- Review and vote on proposed budget for 2019. Motion by John, Second Linda.
- Elevator Repair/refurbishment – Elevator company ThyssenKrupp (spelling) submits general estimate. Cost is \$30,000 to repair or \$70,000 to refurbish. Discussion. Work NEEDS done. Contingent upon 2nd opinion and complete estimate by ThyssenKrupp Motion to borrow from reserves to refurbish by Linda seconded by John. John is on record as needing to repay reserves through a special assessment. Linda concurs. This will be discussed at the annual meeting and decided by owners there. Motion passes.
 - Mary will get a second estimate on the project.
 - She will also get a detailed estimate from ThyssenKrupp of what this includes and total cost.
- Workers for the Annual Meeting – Registration, Vote Counting, etc. Janet, Carolyn, JT will work on registration. Vote counters we will get from meeting.
- Arrangements for Annual Meeting – set up, signs, coffee, doughnuts, etc. Staff will set this up.
- Quarterly Bonuses – Due the end of the month. Motion by Dick, seconded by Bob. Passed the proposal from Bob on 9/13/18.
- Hole in roof – Patched by Edwin. Skip will cut it out, melt a new piece in and keep us under warranty.
- Interval International Barter Proposal – No proceeding at this time.
- Proposal for Quarterly Newsletter ONLINE – Starts in first quarter of 2019. Board is to give ideas to John for articles, snip its, pictures, etc.
- Photographer for social media sites – Delay. We will revisit in the future.
- August Wind Storm Damage – Update on repairs. All tables were repaired and the umbrellas were not damaged.
- Replacement of palm trees or tables/chairs/umbrellas where removed.
 - Mary will contact Ben from the company that put them in and see what is available to replace them and an estimated cost.
 - Inquire as to a possible LARGE umbrella without a table.
 - Also look into a canopy like at Sea Club IV
 - Any other options to get better use of that space
- Replacement of palm in handicapped ramp – delayed for future
- Damaged Bath Tubs – Discussion held. Mary to conduct further research.
- Water problems with shower heads – check with Bruce on this repair
- Auditor – Our Auditor is no longer doing the type of work that we need. Mary will contact the ones recommended by present auditor to see what they charge and provide information to the board.
- Upgrade Housekeeping Room – Discussion-paint floor, replace closets, Shelving above dryers is not permitted to be used for fire code, large fans are needed for ventilation
- New Sales Promotion - flash sale and black Friday sale considered. Discussion on target markets

- Post a special on Facebook then e-mail blast owners and ask them to go and share in their networks.
- There will be no provision for anyone creating residence on property.
- Real Estate Taxes – Bob and Dick are working on this and will release it by e-mail to the board of directors.
- Open for new business

10. Social Media Update: Linda Jeffries
All media platforms performing well. Strong content and response.

11. Public Relations Report: John Caupp

Itemize list presented. Problematic areas discussed with budget considerations. Recommendations made to housekeeping and maintenance.

12. Future Meetings
November 10th Budget and Annual Meeting 10:00
Lexington Inn