

Turtle Inn Beach Club
Board of Directors Meeting
Minutes

Date: August 4, 2019

Time: 9:04

Call to order

1. Welcome to owners & accept their comments
 - Limited to two minutes per owner
One owner present – owner is a CAM operator. Gives insight into timeshares and positive opinion into the present management of the Turtle. Discussion on the fact that Special Assessments are necessary. Timeshares overall are in tough position. States that they purchased here after review of the financials and upkeep.
2. Approval of minutes from May 18, 2019 meeting Linda/John
3. President's Report:
 - Roof Inspection and Repaired
 - After roof inspected a seam separated and it leaked – discussion below
 - Hot Water Heaters replaced and working well
4. Supervisor's Report:
 - Office door – repaired by maintenance (temporary fix..need to budget for this costly repair.)
 - Electrical Issue – Repaired. 7 units affected.
 - Special Assessment – Update on receipts and comments. A few complaints and few good comments
 - Stairwell Painting- complete.
 - Maintenance Room Door Update
 - Roof work Over Laundry Room Leaked- repaired
 - Foreclosures- one group with attorney....
 - Staff Situations – Hour Changes, New Staff, Staff Resignations, etc.
5. Treasurer's Report:

Treasurer's Report					
August 4, 2019					
		July 14, 2018		July 15, 2019	+/- 2018
Paid Owners		1376		1348	-28
T.I. Owned Units		477		503	+26
Delinquent Owners		136		138	+2
Total		1989		1989	
Bank Account Balance	(includes Assessment	As of July 30			\$295,637.73

Edward Jones CDs					
Date	Amount	Account	Term	Matures	Rate
5/28/19	\$100,000.00	Reserves	3 Months	8/28/19	2.40%
5/28/19	\$50,000.00	Money Mkt	3 Months	8/28/19	2.40%
4/26/19	\$100,000.00	Reserves	3 Months	10/28/19	2.40%
4/26/19	\$50,000.00	Reserves	6 Months	10/28/19	2.40%
7/16/19	\$100,000.00	Reserves	6 Months	1/24/20	2.05%
Miscellaneous Income		Jan - Jun 2019			\$84,019.98
Rental Income (Turtle Units)					\$39,007.09
Rental Income (Turtle Fees)					\$9,877.72
Unit Sales (2019)					\$11,900.00
Special Assessment		Collected		Expenses	Available
		\$167,800.00		\$26,972.00	\$140,828.00
Reserves		Available 2019		Expenses 2019	Available 6/30/2019
• Building Structure		\$27,000.00		\$17,627.37	\$9,372.63
• Elevator		\$33,742.72		\$1,400.00	\$32,342.72
• Mechanical & Electrical (AC)		\$18,000.00		\$6,459.71	\$39,144.37
• Exterior Painting		\$17,014.36		\$0.00	\$17,014.36
• Paving		\$16,255.12		\$0.00	\$16,255.12
• Pool & Spa		\$18,000.00		\$0.00	\$18,000.00
• Roof Recoating & Replacement		\$95,349.70		\$4,283.25	\$91,066.45
• Unit Interiors		\$156,157.07		\$0.00	\$156,157.07
Total (Accountants Report)		\$409,123.05		\$29,770.33	\$379,352.72
Units in Foreclosure					
Submitted	Deeded Back	Paid	Sold	Removed	Remaining
15	0	1	2	1	11
Cook Out	Jan 01 – Jun 30				\$2,318.17

- Motion to accept-Linda/John. Report approved

6. Maintenance Report:

- Written Maintenance Report from Bruce

7. Housekeeping Report:

- Pillows – in place
- Pillow covers – same as above
- Casserole Dishes – still looking for covers

8. Old Business:

- Quarterly Newsletter ONLINE discussion....Suggested that we focus on Mass communication email. discussion
- Clean & Seal of pavers – Ben has not been here yet. On-going.

- Elevator Cab Renovations-waiting for the end of the walkway reno ...week 49/50.
- Walkway Tile Replacement- Need to check with GC about interval week bigger crew. Phillip to work with GC.
- Curved Curtain Rods Report...on hold- review when bath renovations are scheduled.
- Flower Bed Drain Work & changes to other beds....Discussion on Flower bed drainage problem.
- Trash/Laundry Chute Removal..on hold. Let GC review.
- More powerful fan in laundry room. GC to review.
- New Pool Furniture – update on the proposed estimate. Patterns need chosen. (Confirmation from CAM manager that the concrete table are the way to go.)
- New Pool Area Tables-same as above
- New Balcony Furniture-same as above
- Insurance of spouses –estimate was very costly. Declined by staff.
- Dry fit shirts – purchased regular shirts as employee preferred.
- Damaged Bath Tubs – Discussion on repair and estimates.
- Begin discussion of budget for next year-
- Call references, look at scheduling after first of year. Budgeting for first of the year.

Carried over based on budget, etc.

- Replacement of palm in handicapped ramp – delayed for future

9. New Business:

- Check about lock out procedures effective Jan 2020.
- Discussion about liens against delinquent owners.
- Discussion of Safety Issues- review needed for damage policy
- Discussion on the office software system
- Begin discussion of budget for next year
- Hiring extra part time maintenance worker.3/4 days Motion Linda/ Bob
- Board to schedule meeting with staff members for team building.
- Discussion: Pay for pool cert with conditions. Turtle to pay with 6 month agreement.

Open for new business

- damage letter and legal query
 - discussion to seek legal opinion in regards to a 1)room that took extensive damage by an owner and 2) a visitor that committed a criminal action while a guest of an owner
- Discussion of an interior decorator to coordinate room renovations with a master plan
- Discussion of the need to conduct a needs assessment in regards to our reserves
- Proposal for Saturday housekeepers. Under consideration.
- Marketing consideration: focus on condo owners who may need extra housing for holiday guests.

10. Social Media Update: Linda Jeffries

11. Public Relations Report: John Caupp

12. Future Meetings

- September 14th 2019
- November 9th, 2019