



## Board of Directors Meeting

March 13, 2024

Approved

- Meeting called to Order at 6:30 PM
- 29 present in room, 15 on Zoom
- Roll Call: (P =Present, C = Conference Call, A = Absent, Z= ZOOM)  
President Karen Smith = Z, Vice President Fred Booth = P, Secretary Peter Mellow = P, Treasurer Janice Watson = P, Director Tom DiDomenico = P, Director Julie Amato = P
- With 6 members present, a quorum was confirmed.
- Chairman Smith confirmed that a proper meeting notice was posted for the Board meeting.
- Chairman Smith asked for a motion to waive the reading of the minutes for February 14, 2024.  
**Motion was made by VP Booth to waive the reading of the minutes. 2<sup>nd</sup> by Director DiDomenico, Vote to waive the reading was unanimous**
- **President's Report –**
  - Pool – Please be mindful of the construction around pool. It will remain closed. Island Reef declined to allow us to use their pool. In the meantime, we can use Turtle Bay Pool but please be respectful of their rules.
  - Insurance – We have some good news on insurance and Janice will report on that in her report.
  - Dock – We have to put off discussing as we have some questions that we need to have our attorney answer for us. However, since our attorney was the one that crafted the easement, we need to discuss with a different attorney due to conflict of interest. The first question is in regards to what we can charge for boat dock usage and the second has to do with a rule that Turtle Bay has that allows their owners to have dual usage of the property. That is if an owner rents their



condo can the owner then continue to access the boat docks and other parts of the property. Once we get those answers we can have that discussion.

- Windows – For those that are needing to get new windows, that work has been put off until mid April as the contractors are worried about the safety of the window installers while the building work is also going on. They have asked us for the dates that the work will be going on so Absolute Window can work around those dates. We are waiting on Absolute to confirm the dates.

## **Committee Reports**

### **● Landscape – Doug Smith**

- With construction going on there isn't a lot of landscaping that can be done in the courtyard. The lawn is getting heavy use but the contractors will repair when the construction is done.
- Some work will get done in the front with some reconfiguring of the gardens and rock wall.
- Sea grapes have not grown up due to the cooler weather so nothing needed there.

### **● Building Committee – Doug Smith**

- Roofing project has found several areas where the original construction was not followed and that is taking some extra work to correct.
- Building restoration work is continuing by removing stucco where it is bubbling on C and A building. They have moved into the courtyard and working below the screens. Some of these are areas where work had been done 4 years ago, but cracks are appearing again due to time and weather. Screens and railings will likely be removed if the damage extends in far enough.
- The pool will likely be closed for an extended period of time due to this work over the pool area.
- They are trying to work on items that they can complete so owners can see progress.
- Roof tiles are being installed on end of B building.
- The reason the corners have taken so long is that they needed to design a way to secure those corners for downdrafts and updrafts in severe weather.
- A new project chart with dates has been created to get a better feel for the dates. This showed a problem where both contractors would be working on A building at the same time. They worked on a plan where they won't get in to each other's way.
- There was a question about needing to redo the railings. We are trying to minimize the removal of railings as we would have to bring the railings that get removed up to code.
- It was suggested that when you are out near the end of the garages to look for nails and screws that may have been dropped to avoid accidents.



- People are still walking through the construction area even though it is roped off. Suggested that clearer signs be put up to at least minimize Tortuga liability if someone gets hurt. It seems like it's mostly Turtle Bay people that are doing this. They were asked to send an email to all their owners to remind them.

- **Treasurer's Report – Janice Watson**

- Cadence Bank which has our operating and regular reserve account has \$329,000 and American Momentum Bank which has our special reserve accounts has \$1,000,000.
- The special project reserve account has that much due to 13 owners who have paid their assessment in full. And vendors have been slow in submitting their invoices. But we know it will catch up with us.
- January financials have been sent out. Casey took the budget for the year and divided it evenly over the 12 months even though we don't spend that way. So if you see over or under on a line item that will be why.
- January condo fees have all been paid.
- We have one owner in arrears for the special assessment due in February. They have been sent a notice and charged interest.
- Check the website for the latest forms.
- The pinch points (points where the assessment income is close to what is owed) is currently at June which just means we need to keep paying the assessment on time.
- We have received eight McEnany Change Orders and with the revised contract from RL James we will go through all of our contingency money (886,000).
- Condo insurance renewal have come in slightly more than enough in our budget to cover the cost.
- All reserve accounts go into high interest accounts so they have generated about \$6,000 in interest.

- **New Business**

- Laundry – Keep revenue from laundry in a separate account for maintenance and new machines.

**Motion made by VP Booth to have money received from washers and dryers be held in a separate account to provide for repair and purchase of new washers and dryers. That money is not to be used for anything else. 2<sup>nd</sup> by Secretary Mellow.**

**Motion passed unanimously.**



- Charging Turtle Bay for beach access. There is an easement on our property for Turtle Bay to access the beach. We have never monitored the cost of that so that we can charge them for that access. They are required to pay 1/3 the cost as per the easement. President Smith asked Director DiDomenico to head up that investigation with assistance from Treasurer Watson.

**Motion made by President Smith to start tracking expenses for beach access so that Tortuga can charge Turtle Bay their share. 2<sup>nd</sup> by Secretary Mellow.**

**Motion passed unanimously.**

- Pets – Tortuga has a no pet policy only allowing approved Emotional Support and Service animals. There is an application process that is in place to be used if you have either of these.

- **New Business**

- 106C – Provided an application for remodel that was approved by the board last November. They then proceeded to go well beyond what they had applied for. Several items requiring county building permits. After they were told to stop, they proceeded anyway. As a result, the county was called and the owner was reported. The county came out and gave them a violation. They were given 30 days to get the proper permits, which would cost three times the amount. If they failed to get the permits they would be required to tear out all the work and start over.

**Motion made by VP Booth to accept the revised application for renovation of 106C. 2<sup>nd</sup> by Secretary Mellow.**

**Motion passed unanimously.**

- Parking – Director Amato reminded everyone that they need to have current parking stickers or passes on their vehicles. We have 84 parking spaces in the garages. 2/3 have correct parking passes. The other 1/3 have gotten their new passes but have not put them on their cars. Please do so. You get one sticker with green “resident” for each deeded garage parking space. You get two parking passes that are good for one year per unit. Please remove old stickers. They peel off easily.
- Fining Committee –

**Secretary Mellow made a motion to have Betsy Patterson, Marsha Stephenson and Barb Stratton with Jamie Bodie as alternate to the fining committee. Second by Director Amato**

**Motion passed unanimously.**

- **Owner Comments and Remarks**



- Question about the pool ceiling. Only one bid was received. Plan to do it out of season.
- Comments from an owner about how they have been harassed and treated unfairly by other owners. This appears to have stemmed from their guest bringing a 15 week old puppy to Tortuga and an owner reminding them that dogs aren't allowed.
- **Motion to Adjourn at 08:05 PM by VP Booth. 2<sup>nd</sup> by Secretary Mellow.**  
**Motion passed unanimously.**
- **Next Board Meeting will be on April 10, 2024 9:30 AM**

Respectfully submitted,

Peter Mellow, Secretary

Note: These Minutes are summary in nature and provide a quick reference of the topics discussed at the meeting. A full video recording of the meeting is available on the website at [www.tortugabeach.org/current-minutes](http://www.tortugabeach.org/current-minutes) and can be downloaded for your listening pleasure by referencing the meeting by date.