



# Board of Directors Meeting

December 14, 2022

## Minutes

- Meeting called to Order at 9:30 am
- Roll Call: (P =Present, C = Conference Call, A = Absent, Z= ZOOM)  
  
President Tony Bedalov = P, Vice President Karen Smith = Z, Secretary Fred Booth = Z,  
Director Germaine Fritz = A, Director Al Wargo = P, Director Peter Mellow = A, Director Julie Amato = Z
- With six members present, a quorum was confirmed.
- Chairman Bedalov confirmed that a proper meeting notice was posted for the Board meeting.
- **President Report – Director Bedalov**
  - Chairman Bedalov spoke in regards to the change in management here at Tortuga. Chairman Bedalov requested Director Smith to speak in regards to Florida Sunshine Law. Director Smith spoke about the law relating to open board meetings, executive sessions and matters of employment that are required to be done in executive session. Director Smith explained that the Florida Sunshine Law states all meetings must be open and all information transparent. However, when discussing personal issues and employment, they are exempt and can be done in executive session to protect the privacy of the individual.  
  
Chairman Bedalov stated that there are only certain things he will be able to speak about regarding the change in the management of Tortuga. Chairman Bedalov stated that Manager Ditch was not fired, not fired by the Chairman or by the board and that there was never a plan to fire him and that he resigned a week ago last Monday at his own free will. Chairman Bedalov, the board and the community all found about the resignation the same way, at the same time as Chairman Bedalov did. Chairman Bedalov stated that he



called Manager Ditch and had a brief conversation. Again, Manager Ditch did not do anything that had warranted dismissal.

Our plan going forward is to have someone in the office from 9am to 3pm weekdays and to have someone more skilled to handle the larger projects such as the roof and other projects.

Chairman Bedalov opened up the floor for comment. Director Smith complimented Chairman Bedalov for his commitment to the office and thanked him for the number of hours he has spent running the office before and after Ron's departure. Director Booth echoed the same and asked Chairman Bedalov to expand on the role that Ayleen will be filling while in the office. Chairman Bedalov went over those tasks and Bridget Spence of Casey management further expanded their role.

Dave Patterson inquired if there was any consideration by the board to present the change in management companies from Argus to Casey to the owners for their comment before making the change. Chairman Bedalov stated that the board did consider this and that is why Chairman Bedalov and Director Smith talk about the Florida Sunshine laws. Bridget Spence also spoke in regards to the Sunshine laws, what the responsibility of the board is and also what she is seeing in the current market place.

Others in attendance spoke and it is recommended you listen to the recorded file. (Warning the volume is very low)

Chairman Bedalov also notified everyone that there are 3 board positions expiring this year and that those 3 current board members have all filed to remain on the board. There has been one additional person that has applied, so with 3 openings and 4 applications, there will be an election.

Paula Krambeer inquired if Dale and the new office person are employees of Casey or Tortuga. Chairman Bedalov explained that they are full time assigned employees to Tortuga, but for purpose of payroll and benefits, they fall under the Management company. Part of the reason for this is that it is difficult and very expensive to buy health insurance for one or two employees, but Casey who has many employees can go out and get a much more favorable rate.

Paula Krambeer also inquired if the HOA payment books would be out soon. Bridgett Spence stated that with the recent approval of the budget, the books have been prepared and printed and should be shipped soon. Coupon Books should be in the mail by Monday.



- **Managers Report – None)**
- **Treasurer’s Report - Director Wargo**
  - Director Wargo reported the following balances in our accounts
    - Operating = \$203,325
    - Reserves = \$396,195
    - Loan = \$344,929
  - Director Wargo reported that in regards to the special assessment, there really isn’t much change. The A/C decks won’t be started until January. Everyone is anxious to find out what the special assessment will be. This is pending the cost of building restoration and roof replacement

## **Committee Reports**

- **Landscape – Doug Smith**
  - Doug reported that trimming will be done again on the 19<sup>th</sup>. They have been alerted that there are Christmas light in the bushes and they will cut around them. Mowing will be done every other Monday during the winter. Lastly, storm repair as a result of hurricane Ian, we will be having a meeting with Bright View to go over repairs, particularly on the north side of the B building and trees in front of the complex.
- **Building Committee – Doug Smith**
  - Doug reported that there are 3 different subset of projects. The first is the delay of the A/C decks due to hurricane Ian and crews have been sent south to help with that. Work is expected to start around January 16, 2023. Assessment of the unit a/c’s has been completed and we are waiting to get the reports so we can get them to the owners. The assessment will notify the owners of the condition of their a/c unit and if it should be replaced, etc. The work will take 2 weeks for each building and will begin with B, then C and finally A.

On the building restoration we had our pre-bid meeting with 5 contractors on November 15. Reponses were due back December 1<sup>st</sup>, however, this was pushed out to December 16th due to the discovery of the damage to the mansards. We expect to have the bids in this Friday. On the railings we are looking at options and what is the best way to do them. Anything we do will require us to bring the railings into code with a 42” height



and balusters 4” apart. Quotes we have received are very high and we are looking at options to reduce the cost.

The bid package for the roof should be complete and out in the next 2 week. Contractors have indicated that it will be at least 6 month out before work can commence. These delays have been caused by the hurricane Ian. Matt Mullins will review the bids and will make a recommendation that will be presented to the board.

In regard to the pool ceiling, this is part of the building restoration. This was done in conjunction with the garage ceiling which came out good. In regard to the pool ceiling, the work is unacceptable and we have not paid the contractor. Because of the salt water and chemical reaction with the pool, the ceiling may never be properly fixed, so we are looking at other options which could include a suspended ceiling.

Dave Patterson inquired if the heat in the a/c units will still work once the condenser is removed from the roof. Doug will find out.

Paula Krambeer inquired if the replacement price of the a/c unit will be at a reduced price as a group purchase. Doug felt there would be but will check with the contractor.

Doug also spoke briefly about trying to standardize the installation of a/c units going forward to ensure we have units installed that meet a certain specification so that the a/c decks don’t become crowded and unorganized with the available space. This may mean we have one or two recommended HVAC contractors unlike today whereby we have eight plus contractors installing difference size units.

Director Booth left the meeting at this point.

- **Old Business = None**
- **New Business = None**
- **Owner Comments and Remarks**

- Doug Smith asked what the policy was on cats. Chairman Bedalov stated it was all inclusive.

Doug further inquired about the lighting and use of the pool. Chairman Bedalov asked that a board member take this topic and report back at a later meeting. No assignment was made.

Doug also inquired about the door hardware. Chairman Bedalov stated that it is still a topic and that Director Smith and he are pursuing this and that the warranty on the



hardware has been acknowledged by Absolute. Director Smith indicated that we had a recommendation from Absolute to buy stainless steel hardware from “Coastal Hardware”. Director Smith stated that this is a very high end stainless steel that we will be looking at.

- **Motion to Adjourn at 11:02 by Director Mellow. 2<sup>nd</sup> by Director Smith.**  
**Passed 5/0**
- **No board meeting for next month as the next meeting is a owners meeting.**

Respectfully submitted,

Frederick Booth, Secretary

Note: These Minutes are summary in nature and provide a quick reference of the topics discussed at the meeting. A full voice recording of the meeting is available on the website at [Tortugabeach.org](http://Tortugabeach.org) and can be down loaded for your listening pleasure by referencing the meeting by date.