



Board of Directors Meeting

December 13, 2023

Minutes

- Meeting called to Order at 3:30 pm
- Roll Call: (P =Present, C = Conference Call, A = Absent, Z= ZOOM)

President Tony Bedalov = P, Vice President Karen Smith = Z, Secretary Fred Booth = Z, Treasurer Janice Watson = Z, Director DeDomenico = P, Director Peter Mellow = Z, Director Julie Amato = Z

- With seven members present, a quorum was confirmed.
- Chairman Bedalov confirmed that a proper meeting notice was posted for the Board meeting.
- Chairman Bedalov asked for a motion to waive the reading of the minutes for Nov. 8th, 2023.

Motion was made by Treasurer Janice Watson to waive the reading of the minutes. 2nd by Vice President Smith, Vote to waive the reading was unanimous

- **President's Report** – Chairman Bedalov reported that everyone should have received the first notice of elections which will occur on January 17th, 2024. Closing was December 5th. We had 4 vacancies and we had 3 apply. Therefore, there will be no election since the 3 applications for the board will automatically be filled. Therefore, the board will consist of 6 board members and the board will run with 6. The Second notice for the Annual meeting will go out next week.

Chairman Bedalov reminded owners that it is the responsibility of the owners to notify their renter of the ongoing construction going on at Tortuga.

Chairman Bedalov reported that one of the McEnany employees fell of the roof on the walkway roof between A & B building when his safety rope broke. He fell to the pavers below and broke his wrist, arm and has a shoulder injury. A fund raiser has been started here at Tortuga and that you can contact the office if you wish to make a donation.



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

- Director Watson reported the following balances in our bank accounts

Operating = \$308,000

Reserves = \$149,000

Loan = \$251,000

Special Assessment = \$845,000

- Treasurer Watson reported that so far we have paid out \$571K to McEnany and Dynamic Engineering (Matt Mullins) for the roof replacement project.
- We have collected more than \$1.5 million from the 1st assessment payment. The reason this is so high is that 10 owners have paid in full. Next collection is due February 15, 2024.
- Treasurer Watson also reported that Casey Management has sent out the payment coupon books for 2024 and the first payment is due January 1, 2024 for the quarterly HOA dues..
- Director Watson presented a brief overview of the special assessment and related that in addition to our scheduled payments, there is also a \$284,000 change order for the roof project. This occurred due to trusses in the B building that were in poor condition and had to be replaced, so this has increased the project cost, but that we have funds to cover the change order.

- **Managers Report – Bridget Spence**

- Bridget reported that the 1st 2024 quarter assessment went out and some have noticed that the PO Box number is the same as American Momentum. The reason for this is that these companies work with each other in the processing of mail. You will also notice on the HOA quarter assessment book says "Maintenance for 2023" and it is actually for 2024.

Committee Reports

- **Landscape – Doug Smith**

- We have completed 80 percent of the spreading of the mulch and Doug thanked those who participated in spreading the mulch in the garden beds. The only area that is left is



the court yard area. Stump grinding of the stump from the Norfolk pine will take place soon. Trimming took place and everything looks nice.

- **Building Committee – Doug Smith**

- Doug reported that the worker whose rope safety line broke and fell off the walkway roof between building A&B is still in the hospital and will require one more surgery. He also reported that a fundraiser for the worker has been started and anyone who wants to contribute should contact the office. The roof project has been moving along and certainly our engineer Matt Mullins has been very instrumental in identifying problems that wouldn't necessarily be addressed by a contractor. It was Doug's opinion that having an engineer that is onsite a couple days a week is well worth it. Doug reported that Matt has identified an issue with the roof on the B building whereby the adhesive that is used to bond the plywood to the cement panels was not adhering. The cost to repair this is to be absorbed by McEnany for both materials and labor, so this will not cost Tortuga anything. Some of the crew has been directed to the C building who are doing tear off. Tiles will be delivered to the McEnany yard in the middle of next month and then putting the tiles down will commence. Doug addressed parking and stated that when RL James starts next month, parking could become an issue. Doug also reported that McEnany will not be working the holidays, but will be working Saturdays, but not Sundays.
- Hoping to do an owners workshop sometime in January that will be put on by Matt Mullins and McEnany.
- Dick and Ann Booth (300B) have generously donated new umbrellas for the pool patio area. In addition, we have bought new tables and the chairs and lounge chairs have been sent out to be re-strapped and should be back in a few weeks.
- Christmas lights were in short supply this year and we went out and bought some to do the court yard.

- **New Business = None**

- **Owner Comments and Remarks**

- Paula Krambeer inquired if the jacuzzi has been repaired. Chairman Bedalov stated he didn't know while other board members believed that there was a broken pipe from the jet pump. Chairman Bedalov stated that he would look at it after the meeting.



- The issue of parking came up and parking for renters. Doug Smith again stated that there are not enough parking spaces available around the complex especially with the construction that is being performed. He also reminded owners that if they rent out their unit, they relinquish all rights to their condo including their parking space in the garage. Director Smith also reminded owners that if they rent, they must fill out a renter application and file it with the Tortuga Office even if it is a previous renter.
- **Motion to Adjourn at 4:15 by Director Smith. 2nd by Director Mellow.**
Passed 7/0
- **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 and can be down loaded for your listening pleasure by referencing the meeting by date.