



Board of Directors Meeting

September 14, 2022

Minutes

- Meeting called to Order at 9:39 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 = Z, Director Peter Mellow = Z, Director Julie Amato = Z
- With six members present, a quorum was confirmed.
- Manager Ron Ditch was present along with owners that were either present or via zoom.
- Manager Ron Ditch confirmed that a proper meeting notice was posted for the Board meeting.
- Minutes from the August 10, 2022 meeting were asked to be waived for reading by Chairman Bedalov. A Motion to waive the reading was made by Director Smith, 2nd by Director Mellow.
- **Motion passed 6/0**
- **President Report – Director Bedalov**
 - Chairman Bedalov spoke about our management company who provides our accounting and payroll services and that we have spent several months looking at these services. As most are aware, Argus who has performed these services was taken over by Real Management. We have interviewed and examined our options and President Bedalov stated that all the board members have been engaged in this process and that next month the board will make an announcement for moving forward in 2023.
 - Regarding the boat docks over at Turtle Bay, Chairman Bedalov stated that we have had several meetings with them on the boat docks and that the decision has been made to rebuild the docks identical to the current docks. There had been conversation regarding putting in a smaller footprint and thus a smaller cost, however, after examining the



information it was determined that the docks would cost about \$20K less with a smaller footprint, but would cost \$30K in engineering, permitting and legal costs and hence they will be built as they are now. Our share of the cost for the rebuild is likely \$50K. This project won't be started until next year.

- On the budget for 2023, Chairman Bedalov reported that he along with Al Wargo and Ron have completed a draft budget. There will be further information presented next month along with dates for budget review. As can be expected there will be an increase in the budget next year in our fees and dues.
- On the air conditioning decks, Chairman Bedalov stated that the project is coming long very well and that Doug Smith would report out on that topic. He stated that the committee has been meeting every two week to keep the project on track. Next will be the building repair to address the stucco and other identified issues followed by the roof and that will be undertaken with our engineer.
- Last thing is maintenance items such as windows, water heaters, ball valves, toilets, etc. In respect to the windows it seems it never closes even though it has from a billing prospective. We are now finishing up the paperwork for the windows and we have about 10 owners who did not replace their windows and we will be reaching out to them to acquire documents that reflect that your windows are hurricane compliance so we can put that documentation in your file. Ron will be handling that along with the water heaters, toilets, etc.

- **Managers Report – Ron Ditch**

- Ron spoke in regards to the water heaters and reported that he has sent out inquires to affected owners to provide documentation indicating the age of the heater. He has not heard back from all owners at this time.
- Ron also reported that his computer had been hacked and that he put out an email to everyone. In the ended he and Peter Mellow ended up changing email address and sent out a notice out to that effect. His new email address is tortugaoffice@tortugabeach.org.
- Repairs to the alarm system have been completed. The Fire Marshal has re-inspected the building. He did make a comment on an exit sign that needs to be place by 104A indicating an exit to the stairs. He further pointed out that the bathrooms in the pool area needs to have an emergency lights installed. In both instances, there is no readily available power, so the emergency lights in the bathrooms will be battery powered while Dales looks to figure out how to get power to the exit sign by 104A. Otherwise the Fire Marshal passed the building.



- Ron also spoke in regards to the smoke detectors in each unit and the maintenance associated with them. These are the smoke detectors owned by the unit owner. In the past the association has taken care of these as a common expense and it is a chunk of money we pay to Pye Barker. The board had some comments in that they are the responsibility of the unit owner. Chairman Bedalov wants to check the association documentation to see if the association has any responsibility for the maintenance of them.
- The board should be in receipt of the bids for the Epicore ceilings in the garages and pool area. Meyers painting was the low bidder at \$18,700 for all 3 garages. Sherwin William also came out and met with Ron and Matt Mullins on the product that would be best for the coating and they are awaiting that information.
- Dale is going to pressure wash the building from the top down doing the walls and walkways. This will be a 4 week project.
- Ron reported the he is still waiting for the pool heaters to come in and the units are backed up in the supply chain.
- Chairman Bedalov brought up the issue of the pool ceiling and the cost of coating it. Chairman Bedalov would like to seek board approval on both the garages and the pool area. Ron stated that the cost to do the pool ceiling was \$19,850 which includes stripping the sound proofing, rust removal and painting. Ron confirmed that Meyers sent an email confirming that he would be painting the entire pool ceiling.

Motion: A motion was made by Director Smith to approve the contract for the garages and pool ceiling to Meyers Painting for \$38,500, 2nd by Director Booth. Passed 6/0

● **Treasurer's Report - Director Wargo**

- Director Wargo reported the following balances in our accounts

Operating = \$169,764

Reserves = \$385,762

Loan = \$367,829



- There was some discussion among the board regarding the budget and how Tortuga will be impacted going forward. These increases are caused by a number of factor including insurance, new legislation, reserves, etc. Chairman Bedalov also spoke about an increase next year in the range of 10 to 12 percent and this does not include building repair expenses. He further pointed out that the a/c decks along with repair and painting of the ceilings is in this years budget, however, other repairs such as other building repair and the roof are not.

Committee Reports

- Landscape – Doug Smith
 - Doug stated we are in the summer trimming schedule. Doug further spoke about the contracts in that in the past we did a 3 year contract. West Bay was taken over by Bright View for the past year. He stated that we may want to go out to bid this year and inquired from Ron when Bright View will come in with a price proposal for 2023. Info should be before the board in the next 4 to 6 weeks. Ron stated that there is a surcharge for gasoline by Bright View.
- Building Committee – Doug Smith
 - Doug spoke briefly about the committee that has been meeting since May. It originally started with the roof and expanded to the a/c decks and other building issues. Further we had legislation that came down that would require us to exam the building integrity. The committee has been meeting to address these issues and that Doug along with Ron Ditch, Tony Bedalov and Fred Booth have been meeting every 2 weeks since May with Matt Mullins of RJH. Doug further stated that there were timing issues in regards to the A/C decks and that the committee will be communicating with the owners in regards to their individual units in regards to life expectancy, Wifi thermostats, etc. Work will commence in October on B building and then proceed to C and A building. Each building will take 2 weeks. Matt Mullins of RJH has prepared the mechanical drawings and documents and will finishing those up for the county permit. Once engineering documents are completed the permit will be submitted to the county. The technical documents on the roof will be done in the next 30 days and then we will be able to gets bids and cost. Doug further spoke in regards to new government requirements that take place on January 1, 2023 that increase the efficiency of the a/c units through the use of different gasses. Director Booth point out that the cost of these new unit will be 30 percent higher than the current cost of units.



- **Old Business = Chairman Bedalov**

None as the painting contract had already been addressed.

- **New Business**

- **Remodel Application for 501C - Lynch**

- Chairman Bedalov stated that the 2 applications had been combined into a single application. Director Booth commented that since there was plumbing work involved in the bathroom, that it would require a county permit, otherwise the permit was complete.

Motion: Director Booth made a motion that the application be approved pending issuance of a county permit. 2nd by Director Mello.

Director Smith raised the issues that any pipes exposed by open walls be inspected by Ron before the walls all closed up. It was duly noted by Ron.

Motion approved 6/0

- Budget Meeting

A budget meeting has been set for October 26th at 9:30am. Date is subject to change as Director Mello will not be available.

- **Owner Comments and Remarks**

- Paula Krambeer had a question regarding the cleaning of the exterior of the building on the courtyard side and how it will impact the screens and windows. Ron explained that we will hire someone with a lift to clean the court yard side with a pressure washer, however, cleaning of the windows will still be the responsibility of the owners

- **Motion to Adjourn at 11:35 by Director Mello. 2nd by Director Amato. Passed 6/0**

- **Next meeting October 12, 2022 at 9:30am**

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.