



NOTICE

Board of Directors' Meeting

Where: In the Tortuga Rec Center and via ZOOM.COM

When: Wednesday, October 12, 2022, at 9:30 A.M.

AGENDA

1. Call to Order
2. Roll Call and Confirmation of Quorum
3. Confirmation of Proper Meeting Notice
4. Reading of Minutes of September 14, 2022
5. President's Report
6. Manager Report
7. Treasurer's Report
8. Committee Reports
 - A. Buildings (Doug Smith)
 - B. Landscape & Grounds (Doug Smith)
9. Old Business
 - A. Maintenance of Unit Smoke Detectors
 - B. Reserve Study (Karen Smith)
10. New Business
 - A. Remodel Application – Kitchen/Bath/Flooring, 101C, Benditt
11. Owner Questions or Comments
12. Adjournment

Tony Bedalov, President

This **Meeting Notice** was posted on or before October 12, 2022 by order of the Board of Directors of Tortuga Club, Inc. and in accordance with Florida Statutes **718.112 (2) (c)(1)**

8730 Midnight Pass Road, Siesta Key, Florida 34242



Board of Directors Meeting

October 12, 2022

Minutes

- Meeting called to Order at 9:32 am
- Roll Call: (P =Present, C = Conference Call, A = Absent, Z= ZOOM)
President Tony Bedalov = Z, Vice President Karen Smith = Z, Secretary Fred Booth = Z,
Director Germaine Fritz = Z, Director Al Wargo = Z, Director Peter Mellow = Z, Director Julie Amato = Z
- With seven members present, a quorum was confirmed.
- Manager Ron Ditch was present along with 17 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 September 14, 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 Fritz.
- **Motion passed 7/0**
- **President Report – Director Bedalov**
 - Chairman Bedalov gave an update on hurricane Ian and stated we had damage to tiles that were scattered around. There was no pooling of water. An evacuation notice was given to the island and there was heavy traffic and gasoline was running short in the area. He stated that it is good to have a plan and have supplies available as recommended. Communications were down including the internet here at Tortuga. Matt Mullins our engineer from RJH has been on site to assess damage to the roof and other parts of the building. Chairman Bedalov also stated that in order for Tortuga to make an insurance claim we would have to have over \$316K in damage to building A, and \$407 to building B & C and that we don't believe we have enough damage to make those kinds of numbers. He did state that damage was minimal.



- President Bedalov spoke about our management company who provides our accounting and payroll services and stated that we have sent a letter to Argus terminating there service effective October 31, 2022 and that we will be working with Casey Management to ensure a smooth transition on November 1, 2022. Chairman Bedalov further stated that we would be staying with Cadence Bank as our bank of record.
- Chairman Bedalov has nothing further to report on the boat docks over at Turtle Bay,
- On the air conditioning decks, Chairman Bedalov reported that the project has been delayed because of hurricane Ian and that it is too soon to set a restart date.
- Chairman Bedalov reported that painting has begun in the garages and that no asbestos has been found. Painting will last several weeks, once completed, they will begin in the pool area.
- Chairman Bedalov reported out the follow dates of significance

October 26th = planning session for 2023 budget

November 9th = next board meeting

November 13th = budget meeting for 2023 .

December 9th = Intent to run for an open board seat is due. There will be a couple of seats that expire this year.

January 15th = owners meeting

- **Managers Report – Ron Ditch**

- (See Managers report attached to this document)

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

- Director Wargo reported the following balances in our accounts

Operating = \$256,040

Reserves = \$405,869

Loan = \$360,232

- There were no significant withdrawals in the last 30 days.



Committee Reports

- Landscape – Doug Smith

- Doug reported that overall we didn't do too bad with hurricane Ian. On the north side of B building along the driveway a number of Oleanders were blown over and will have to be removed. We will have to make a decision what to replace them with. Doug stated he will be down there in a couple of weeks and will try to see what is needed to restore everything.

- Building Committee – Doug Smith

- Doug spoke briefly about the soffit that Ron spoke about in the managers report over 502C that was damaged. Once a man lift is on site we will be able to get a better look at the extent of damage. We have our engineer Matt Mullins to do the assessment. Because of the hurricane we don't have all the information on the a/c decks and are waiting for the assessment on the a/c units themselves so owners can make a decision on their respective a/c unit for replacement.

In regards to the roof, Matt Mullins is proceeding on a proposal that will be sent out to prospective bidders. This has also been delayed because of the hurricane.

The garages are being painted and once completed they will be doing the pool area. This will include removing the mold and rust and current coating before it can be painted. We further have a price on the walls of the pool and this should all be complete before owners return.

- **Old Business = Chairman Bedalov**

Last month we spoke about batteries for the smoke alarms in units. Chairman Bedalov stated that he looked at the Tortuga Documents to see if Tortuga has any responsibility to maintain them. He stated he could not find anything, but thought perhaps that this was something that Dale could do.

Motion by Director Mellow, that Dale replaces the batteries once a year, every fall. 2nd by Director Fritz. Director Booth expressed his concern about doing it all at once and that we should have a schedule to get them done rather than do all 77 units at once. Director Mellow modified his motion **"That Dale replaces the batteries once a year on a schedule determined by Dale and Ron. 2nd by Director Fritz.**

Motions passed 7/0



Chairman Bedalov stated that we needed to do a Reserve Study and that was something that was required by State Statute. He stated that the language was somewhat ambiguous and that we could do it sooner rather than later. He further spoke that we must have it done in conjunction with an engineer and felt that we may want to consider doing it after the roof has been done. At some point we need get in the queue to get this done. Director Smith stated that she was doing an online seminar and may have more information on deadlines. Director Smith suggested that we table this item until she had more information. Item was tabled.

- **New Business**

- **Remodel Application for 101C (Bendit)**

- Chairman Bedalov stated that the application was complete and stated that they would like to remodel their master bath, vanity and shower and remodel the kitchen floor, cabinets and remove a half wall. Director Booth commented that the application has not been approved by the County and that the application failed on building plan review and electrical. If we approved this today it would be approved contingent upon the issuance of the permit by the county.

Motion: Director Booth made a motion that the application be approved pending issuance of a county permit and that any pipes be inspected prior to closing up any wall. 2nd by Director Mellow.

Motion approved 7/0

- **Owner Comments and Remarks**

- John McLean spoke about water damage to their unit for the 4th time and asked the board to do what can be done to make a permanent repair. Ron spoke about the history of the leak and stated he would reach out to Matt Mullins to take a look at the problem.
- Tom DiDomenico spoke about the hurricane and spoke about the ability to get power from the onsite generator from outlets on the walkway and some residents used that for emergency power for phones, etc. Tom asked that we have a standard procedure to turn on the outlets when they are needed during outages. Tom also inquired if there has been any consideration to put cameras in the garages for security and safety. He spoke about the west end of the garages and they were most vulnerable. Chairman Bedalov stated that we have talked about it and said that this is an ongoing conversation.

- **Motion to Adjourn at 10:43 by Director Smith. 2nd by Director Mellow. Passed 7/0**



- **Next meeting November 9, 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.

September 12, 2022

Manager's Report

STORM CLEAN UP

BrightView Landscape Services cleaned up our grounds. They were here for a full day removing branches, leaves, and litter. The small tree Oleanders that lined the driveway at 'B' Building were completely flattened and had to be removed. The four large Oleanders at the west end of the driveway survived, though one is leaning heavily. They will need to be drastically reduced and re-grown. We lost two shade trees along Midnight Pass Rd. The tall Coconut palm in the courtyard was hit pretty hard. Most of the trees suffered wind damage to one extent or another. We will keep them under observation to see how they recover.

TREE TRIMMING

Erik Webster, our tree contractor, is still doing storm recovery work for his regular customers: removing trees on roofs, or leaning on buildings. He will be a month behind on doing our annual palm trimming.

ALARM SYSTEM

With the installation of emergency lights in the bathrooms, and two EXIT signs on building 'A', all items on the inspection reports have been completed.

GUTTER REPAIR

With the painting of the ceiling in the pool area, we will have the platform over the pool we need for Sarasota Sheet Metal to work from to fix the leaky gutter over the pool.

POOL HEATER

The new pool heater continues to be on order.

BUILDING CLEANING

The order for an 85-foot man-lift has been placed and will be delivered in three or four weeks, depending on availability. We have lined up a pressure washing contractor, Fleet Kleen, to pressure wash the courtyard windows and walls. The primary purpose will be to rinse the windows and sliders under the terms of the PGT warranty.

OTHER

The lift will also be available for the engineer to inspect the upper reaches of the buildings. It will afford a close look at the open section soffit on 'C' Building, opened by the high winds of Ian. Also, a close inspection of the lanai slab edges. If we discover any immediate repairs that need to be made (prior to the restoration project), it would be available for that also.

Ron



APPLICATION FOR REMODELING, REPAIR, REPLACEMENT or IMPROVEMENT

Date: 9-14-22 Unit 101C Building "C"
Owner: Robert + Michelle Signature: [Signature]
Please Print Benditt (required)

No work or demolition can commence without the approval of the Tortuga Board of Directors as indicated in this document. The only exception to this is EMERGENCY WORK, such as HVAC, Hot Water Tank replacement or leaks from potable water systems or waste pipes and drains. The Tortuga Manager shall be notified immediately upon identification of emergency problems.

This application is required to protect the Owner and the Association from substandard work, unscrupulous contractors, and work that would be prohibited under the Tortuga Covenants.

Work that requires formal approval of the Board of Directors is any work whereby the aggregate contract price for labor, material and all other items exceeds \$1,000 and/or requires a permit AND any work that would impinge upon or alter any common element (such as the monitored heat/smoke detectors, water/waste pipes running between floors, removal or alteration of any interior walls – load-bearing or otherwise - and tile/flooring work other than carpet). Work that requires a permit includes, but is not limited to: electrical, plumbing, A/C unit replacement and drywall removal/replacement (more than 3 sheets). Manager must be notified when any wall or ceiling is opened and shall be allowed to inspect to help guide you and the Board through the process.

Owners are also required to inform the Association of any work to be performed in their units if the construction, repair, remodeling or improvement is part of a larger or major operation, whether undertaken by the same, or a different contractor, or in which a division of the operation is made in contract amounts less than \$1,000.00 for the purpose of evading obtaining a permit. The exemption to this is in which work or operation of a casual, minor or inconsequential nature for which the aggregate contract price for labor, materials and all other items are less than \$1,000.



Board of Directors Meeting
Wednesday, October 12, 2022, 9:30 A.M.
Owners Attending In Person

	Name	Unit/Building
1	Bob Benditt	101 C
2	STEVE STRATTON	205 C
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