



## Board of Directors' Meeting

July 10, 2024

Approved

- Meeting called to Order at 6:33 PM
- 3 present in room, 39 on Zoom
- Roll Call: (P =Present, C = Conference Call, A = Absent, Z= ZOOM)  
President Karen Smith = Z, Vice President Fred Booth = Z, Secretary Peter Mellow = Z,  
Treasurer Janice Watson = Z, Director Tom DiDomenico = P, Director Julie Amato = Z
- 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 June 12, 2024.  
**Motion was made by Treasurer Watson to waive the reading of the minutes. 2<sup>nd</sup> by Director Amato, Vote to waive the reading was unanimous.**
- **President's Report –**
  - President Smith thanked Director DiDomenico for helping over July 4<sup>th</sup> weekend by rolling out the garbage containers so Dale could have a few days off and assisting Jodi with handing out parking passes. He and his wife Linda helped clean up after the fireworks.
  - We have had many serious conversations over the last few years about construction, assessments, new legislation and how to manage Tortuga. It seems daunting to owners and the board. We had a few emails from owners about how poorly these projects have been managed and how fiscally irresponsible the board has been. Those who wrote the emails have not done the due diligence to find the information by coming to meetings and going to the website or calling for information. So, thank you to those who do attend and pay attention to what is going on.
  - For those who left in April or May, President Smith showed pictures of before and after construction with particular attention to C building where the first floor walkway has been completed and building painted.



- **Committee Reports -**
- **Landscape – Doug Smith**
  - Nothing new to report. Basic trimming will continue.
- **Building Committee – Doug Smith**
  - Reminder that this was not a fixed cost project. Cost increases have been for unknown issues that have been uncovered as work progressed.
- **Treasurer’s Report – Janice Watson**
  - We have money in the bank to cover current needs. About 1.5 million in both banks. \$563,000 in Cadence and almost one million in American Momentum for special projects.
  - Financials have been posted to website.
  - Q3 dues are being collected. All but 8 owners have paid. Please use ACH for quicker payment.
  - We have collected all special assessments by May 15. \$550,000 have prepaid.
  - Started collecting on True-up assessment. We have collected \$900,000 so far.
  - Continue to get change orders on roof project but these are the same as what we expected and have paid about half of those.
  - Building restoration vendor has 19 change orders and bills us monthly for those change orders upon completion, as well as progress payments on the contract.
  - Pool ceiling is ongoing as are the window replacements.
- **New Business**
  - SIRS study that needs to be done by the end of 2024 by law. We have a quote by Dynamic Engineering for \$8500 for the study that is six months old. The contract has been updated with current date but the price is unchanged. The SIRS report includes, roof, electrical, structure, fireproofing, plumbing, exterior painting, water proofing, windows and anything over \$10,000.
    - Treasurer Watson asked if we would get other quotes. President Smith said that since Matt has been in our building and knows our building he would be the best to do the study.
    - Director DiDomenico said that the Reserve Study would be an additional \$4500.
    - General concern from board was that we could not get an engineer if we wait.



**Secretary Mellow made a motion to accept Dynamic Engineering quote of \$8500 for a SIRS report and \$4500 for a Reserve Study. Second by Director Amato. All in favor. Motion passed.**

- **HB1021** President Smith explained that this was signed by Florida governor on July 1. Meant to govern how condominiums are run.
- Very specific on how owners request information but the Association will need a rule on how that is done. A new rule will be created to state how owners request information at August meeting.
- Shutters were also addressed in the new law specifically as to how they are installed and maintained due to the cement and stucco degradation they can cause when not properly installed and maintained. As a result, Tortuga will create a new rule to address how shutters are maintained and installed. It will require an engineer to check on the installation. Annual inspections would also be required of any shutter to be paid by the owner. The plan is to have a rule in August or September.
- More rules will come to satisfy the law.
- **Old Business**
  - **Docks.** President Smith reported that Turtle Bay has approved the updated dock rules with Tortuga's change requests. All documents are now in order for reserving a boat dock.
  - **Gates.** Director DiDomenico reported that he is continuing to look into gates at the beach access points at the end of B and C buildings. They have gotten two quotes and are waiting on a third. Director DiDomenico has gotten positive feedback on the gates from owners.
  - **Office Equipment update.** Jodi reported that the new office equipment is in process and data is being transferred.
- **Owner Comments and Remarks**
  - Question about if gates are a common element and need to have owners vote. Jodi pointed out that as this was a safety issue, the board can act without requiring owner input. However, President Smith said that once we have the information we would have a meeting to explain what the plan would be to owners to get feedback.
- **Motion to Adjourn at 7:24 PM by Secretary Mellow. 2<sup>nd</sup> by Director Amato.**

**Motion passed unanimously.**
- **Next Board Meeting will be on August 14, 2024**



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.