



Board of Directors' Meeting

August 14, 2024

Approved

- Meeting called to Order at 6:30 PM
- 4 present in room, 43 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 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 July 10, 2024.
Motion was made by Tom to waive the reading of the minutes. 2nd by VP Booth, Vote to waive the reading was unanimous
- **President's Report –**
 - President Smith gave an update on Hurricane Debby and the impact it had on Siesta Key, Sarasota and Tortuga. The amount of water was historic for the area.
 - Water intrusion inspection on all units was completed and water intrusion occurred in all buildings with B building having the most units affected.
 - Due to Jodi having set up a contract with ServPro for emergency storm priority, Servpro was out Wednesday to deal with the water in units. They removed standing water from units and installed fans to dry out floors and sheetrock. The goal being to get units dry before mold and mildew could occur.
 - All unit owners that had water and ServPro service had been notified to allow owners to either talk to ServPro or their insurance company.
 - Bridget Spence from Casey management went on to explain that 24 units had ServPro in their units due to the water intrusion.



- Bridget further explained that water damage inside the sheetrock was the owners responsibility while the sheetrock is the associations.
- Information sent out from PGT, the manufacturer of the windows and sliders that explains about water intrusion in wind driven rain.
- President Smith reported that Absolute Windows was out to examine windows that had water intrusion and will be sending us a report.
- President Smith reported that garages didn't have any significant water intrusion.

Committee Reports

● **Landscape – Doug Smith**

- Limited landscaping being done.
- The storm took the last oleanders down on the side of B building. Planning to see if they will regrow from the suckers on the stump as the others have done.

● **Building Committee – Doug Smith**

- We are making progress on the building.
- C building has had most of the remediation. Stucco is being applied to the ceiling and painting will continue. Painting is about 90% complete on C building. C building courtyard has the slabs complete and will start reinstalling screens.
- B building courtyard slabs are complete but waiting for the cement to dry and be tested. Then sealed and then screens installed.
- B building stucco needs some repair from RL James before it can be completed.
- Pool ceiling is going slowly. The removal has been more difficult. One of the machines broke and they needed to get another one to finish removal. Then cleaned and painted.

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

- We have about \$1,862,000. Cadence has about \$500,000 split between operating and regular reserve.
- We have about \$1.3M for the special projects at American Momentum.
- We have paid about \$3.8M on the special projects and have about \$2M for the other contracted amounts on the special projects.
- The budget planning will start next month.
- Most everyone has paid their dues with only a handful that have not so far.
- The 4th special assessment is due tomorrow (August 15). Thank you to those that paid early.
- Thank you to those using ACH as the money gets in the account quicker than a check.



- **New Business**
 - **C building elevator**
 - Elevator broke before the storm so it is not storm related, it is age related. Florida Elevator came out and found that the hydraulic pump had seized. A quote was received from Florida Elevator. There are two types of pumps, a submerged pump and a dry pump. One is \$24k and the other is \$34K. It would take four to six weeks to get that in and repaired. Bridget Spence talked to Florida Elevator and explained that the elevators were due for modernization in a few years and couldn't they do something to get it working. Florida Elevator scoured the state and found just the pump portion which will get the elevator working and bring the cost down to roughly \$10K. The pump will be sent to Tortuga in a few days so we won't have to wait the four to six weeks. If the pump does not work, we will not be charged and we will have to go back to getting the complete hydraulic pump.
 - A question was asked about replacing our elevators. President Smith explained that they would cost somewhere between \$100K - \$150K per elevator. We would try to do one a year so we don't get hit with that large expense all at one time. Bridget Spence is working with Florida Elevator to get options and quotes.
 - **Building Project Workshop**
 - President Smith spoke about setting up a workshop for the board to discuss our current projects. Having a workshop will provide for owners to listen to what is being discussed. The plan would be to have this workshop in the next two to three weeks where we would have the engineer and contractors involved to discuss options for moving these projects forward not only for completion but also as it pertains to our financial status. We need to see if we can put off some of the items on the current list to reduce the current financial cost. We can discuss other ways of financing any additional costs. The board needs to be able to discuss options without interruption from owners. Owners can listen and understand what is being discussed and what options are being considered so that when we have a board meeting they can come with their questions. No decisions will be made at the workshop. Decisions will be made at the board meeting.
 - So why do we need this workshop? When RL James started removing stucco on B building, they found that it was not in as good a shape as we all thought. It was very frustrating and disappointing for board members that worked hard to come up with an accurate number for the last assessment. This was communicated to RL James and the engineer as we rely on their expertise to advise us. Unfortunately, until you open the stucco and actually see it, they don't know the extent of damage. At that point we stopped all work on B building. Treasurer Watson was asked to come up with the amount of



money we have left, taking out the complete cost of the roof and roof overages, docks and other change orders. Then we sat down with our engineer and told him how much money we had to work with to complete the building restoration project for buildings B and A. The engineer then went to RL James to go over the list and put a dollar amount on what has been opened up and needs to be repaired. What they found is on the North side West end of B building where stucco was falling off and Epicor is severally corroded along with the edges needs to be replaced. There is also an area on the walkway on level 5 that looks like it needs replacement as was done in C building. They are working on a cost to do those.

- The board is also looking at items that we could not do now. For example, the pool house does not need to have its roof done now. We could also take the walkway waterproofing out for a few years.
- We know the building is secure and safe but we need to discuss how we move forward also taking the state law into account.
- VP Booth clarified that the roofs will be complete. But that the building committee has agreed that water proofing could be pushed off and that is a \$340K line item.
- **How to mitigate wind driven rain**
 - Director Amato talked about the “The Pig UV Resistant Sock”. It is a tube shaped sock that comes in ten foot sections. It can be cut to length. \$185 for 10’.
 - It can be can be ordered at www.newpig.com.
 - They are mold and UV resistant.
 - They hold 30 gals of water. Can be reused by wringing it out and drying in the sun.
 - Can be placed in front of a slider or window to absorb any water that leaks through.
 - Director Amato spoke to Dan in technical design area. If you want to talk to him his extension is 2083 at Newpig.
 - President Smith said that this product was purchased by an owner and it absorbed most of the water that came through and it acts like a dam to hold back water.
- **Home check**
 - President Smith emphasized that all owners need to have someone checking their units.
 - Insurance company may require it.
 - Bridget Spence is going to put on a workshop for owners about what owners are responsible for and what the association is responsible for.
- **Old Business**
 - **Pool**
 - President Smith gave update on the pool closing. We need to have the mansard complete before the pool can be opened and that requires RL James to complete the work on the beam above the pool first. It continues to be a top priority.



- We still have access to Island Reefs pool and will try again to see if Turtlebay will allow us back to their pool.
- As of now the pool is closed to end of September and possibly a little longer.

- **Motion to Adjourn at 8:15 PM by Secretary Mellow. 2nd by VP Booth.**

Motion passed unanimously.

- **Next Board Meeting will be on September 11, 2024 6:30 PM**

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 and can be downloaded for your listening pleasure by referencing the meeting by date.