



## Board of Directors' Meeting

September 11, 2024

- Meeting called to Order at 6:32 PM
- 6 present in room, 27 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 August 14, 2024.

**Motion was made by Treasurer Watson to waive the reading of the minutes. 2<sup>nd</sup> by Director DiDomenico, Vote to waive the reading was unanimous**

- **President's Report –**
  - No major rain event this month.
  - Lights on top floor of C building not working. Need to call electrician. Coincided with power washing of building. Elevator stopped working at the same time and they needed to pump water out of bottom of elevator. It's now working. Will track invoices for reimbursement.
  - Milestone report. President Smith, VP Booth, Doug and Bridget Spence met with Matt Mullins to discuss where we are today with restoration project and how to move forward with that project. This project has had a life of its own. What has been found up to this point has been considered substantial deterioration by the state. So that had to be done immediately. Like the beam above the pool, the walkway in building C and trusses on mansards. We asked for another 1.4 million and hoped that building B would be in better shape. Now we know that that isn't necessarily the case particularly where it gets the NW winds. How do we look at completing the work that is necessary and do it responsibly? Last August Tortuga asked for an extension on its phase 1 report and were given that until the end of 2024. We asked Matt to file our phase 1 milestone report. If there are any issues that need to be addressed we would have 185 days to do



a phase 2 report if Matt feels there are areas that need to be addressed because of structural deficiency. We also asked him to identify three levels of priority that need to be addressed in one year, two years and three to 5 years. That could be railings or stucco that had delaminated but is not structural. This will allow Tortuga to address the necessary areas that are structurally deficient and maintain compliance with Florida statute. Also will give every owner a copy of the report. This will allow us to better manage when we do projects and to fund them. When we have more information, we will share it. We will have a workshop that Matt will attend so owners can ask questions about the report. In summary, we are trying to close out this project, complete our requirements to the state and have a prioritized list of projects to work on going forward.

## **Committee Reports**

- **Landscape – Doug Smith**

- Sea grapes have been trimmed. They seem to be growing more rapidly.
- Oleanders that blew over have been removed.

- **Building Committee – Doug Smith**

- McEnany will move their equipment to the front of A building. Parking will be available on B side and some on C.
- Pool ceiling is ready for paint. Beam is almost complete. Once it is then the door can be reinstalled.

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

- July Financial Statements have been posted.
- About \$500,000 in Cadence bank for regular reserve and expenses
- About \$1.5 M in American Momentum for special reserve projects
- We are collecting a little faster than vendors have been billing but they will start.
- Have gained about \$20,000 in interest on those accounts.

- **New Business**

- Manager
  - President Smith reported that Jodi will not be returning due to health reasons. We are back to looking for a manager.
  - Tom Damato is filling in in the meantime with help from Bridget Spence.

- **Old Business**

- Water Intrusion



- President Smith was hoping to provide more information but she is waiting for a couple more reports. Once she has that information she will be able to communicate to owners that were affected.
- Elevator
  - President Smith reported that the replacement part for the pump is working and elevator is functioning.
- Pool
  - Hoping to open it early October. Waiting for the mansard to be finished so the lifts can be removed.
- **Comments and Remarks**
  - Director DiDomenico asked about windows and sliders and who has the contract for the new owners that bought after the windows were done. President Smith explained that Tortuga would not have those contracts since they were between the owner and Absolute.
  - The workshop that had been discussed in last meeting has been postponed or may not be needed based on the new information presented in the opening remarks
- **Motion to Adjourn at 7:42PM by Secretary Mellow . 2<sup>nd</sup> by VP Booth.**  
**Motion passed unanimously.**
- **Next Board Meeting will be on October 9, 2024 6:30PM**

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.