



Board of Directors' Meeting

November 13, 2024

Final

- Meeting called to Order at 6:30 PM
- 10 present in room, 49 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 = P
- 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 September 11, 2024.
Motion was made by Director DiDomenico to waive the reading of the minutes. 2nd by Director Amato, Vote to waive the reading was unanimous
- **President's Report –**
 - It was a month ago that our meeting was canceled due to Milton. Many have not seen the devastation that resulted from both Helene and Milton. President Smith did a presentation that showed pictures of what the area looked like. Volunteers were thanked for their help.
 - First step was to file a claim with FEMA. They are very strict on the description of work or damage that was done or must be done. Doing it wrong will result in the denial of coverage for that item or items.
 - Updates on progress are sent out when we have information.
 - Electric for the 16 units out of power are the top priority.
 - Thanks to Bridget Spence from Casey for guiding us through this as she knows how to deal with insurance companies. She also put us on to Mr. Electric that is familiar with dealing with catastrophic events like this.



- We have a quote from Mr. Electric to install temporary power to the 16 units at a cost of \$30,000 for twenty units. This is not covered by insurance. An Executive session was held to discuss and vote on the quote. This was approved. Bridget asked Mr. Electric to order the parts necessary and due to the relationship, they placed the order without getting our deposit first which has sped up the process.
- The new meter panels to replace our existing damaged meter panels and transfer switches are about 30 to 40 weeks out.
- Elevators are broken up and down the key. A building needs to be replaced. B building we had working but then it failed again a day later. C building we are waiting to see what Florida Elevator says it will cost. We need to be careful not to keep spending money to get them to work when the prudent thing would be to replace them. We were told that Florida Elevator has a list of 100 customers waiting for quotes. Bridget put us in touch with Sarasota Elevator who gave us a quote that was 17 pages long listing every nut and bolt. This is what FEMA needs to evaluate the claim. The quote was received end of last week. That and the electrical were submitted to the insurance company.
- We are still waiting on a quote for the generator.
- Fire pump we are still waiting on a quote.
- Booster pumps have been installed.
- Water heaters are in process of being installed in laundry rooms. Electric has been repaired as well in laundry rooms.
- Pool is planned for January. Need to wait until the roof is done first. Quote is to empty, remove sand and acid wash to get stains out. We may need to put new Gunite if the acid wash does not clean it. The price is \$15,000.
- Pool is being shocked with 15 gallons of bleach.
- Pool pump and heaters, we are waiting for a quote.
- Plumbing in bathrooms have been repaired.
- Garage doors have been replaced/repared.
- BreakFree Technologies will be back once roof is done to repair and reinstall the antennae for the FOB locks in B and C building.
- Lights on B building walkway were repaired but may be out again.
- Tortuga is not the place you are used to. It's an active construction zone, the pool is closed, elevators don't work, lights on walkways in B building are out, can't walk through the grass with bare feet due to hidden debris. Units without power have dehumidifier running with extension cords running in the walkways. These are accidents waiting to happen. You have to be careful!
- We have just received our first report back from insurance company. It has to be evaluated for what they are providing. It does not include electric and elevator.
- Once we have all the information we will report it back to owners.

- **New Business**



○ **Washers and Dryers – President Smith**

- The Hurricanes destroyed the washers and dryers in the laundry rooms in C and B buildings along with the water heater and electrical.
- We have a couple of options as it gives us an opportunity to get out of the laundry business and dealing with collecting of quarters. We can have card readers on the machines so that credit cards can be used. One option is to purchase the machines for \$22,338 plus \$4,200 for an approximate total of \$26,538 plus monthly fees to card processing company as well as a cell service plan for the card reader internet access. A second option is to lease the same equipment. The entire setup of machines and credit card processing and internet connection would be included in the monthly fee. That would cost approximately \$60 per machine per month or \$720/month total or \$8640 per year. This is a six year lease. The company does all maintenance and support of the machines. They come once a month to inspect the machines to make sure they are in good condition. If anyone has a problem with a machine, there will be a poster on the wall with operating instructions and a number to call to get help or report a problem. The company will handle the credit card processing and will send a check to Tortuga for what is collected from the machines.
- Discussion on how many use the machines. Secretary Mellow did a rough guess on how many wash/dry using 2023,2022,2021 per year. The average is about 2,600 wash/dry cycles per year.
- A new price from 3.25 to 3.50 for wash/dry cycle would be needed, depending on actual lease cost.

Motion made to lease six washers and six dryers for C and B building by Secretary Mellow. Second by Vice President Booth. All were in favor. Motion passed

○ **Budget – President Smith & Treasurer Watson**

- It's been difficult to come up with the numbers for 2025 as we don't have our milestone report yet. And have not gotten our SIRS report. Those two things along with the hurricanes and insurance claims that we don't know what will be covered add to the difficulty.
- The budget has a 15% increase year on year to cover the budget for operating expenses.
- Treasurer Watson displayed the operating budget on the screen (available on the website in the financial page).
- Biggest increased expense is insurance which is 33% based on advice from insurance broker.
- Reserve funding is a place holder for capital expenses based on the SIRS report and the Milestone report.



- Breakdown by unit type is available on website on Financial page. Treasurer Watson displayed the Fee Breakdown.

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Motion made to accept the 2025 budget by Secretary Mellow. 2nd by Vice President Booth. Roll call vote; Vice President Booth Y, Director DiDomenico Y, Secretary Mellow Y, Treasurer Watson Y, Director Amato Y, President Smith Y. Motion passed

- **Garage Storage Rule – Vice President Booth**

- Vice President Booth commended the volunteers, specifically Director Amato and Ben Amato for the work they have done to clean up Tortuga.
- Discussed the work done to “muck out” the garages due to the two hurricanes which included sea water and sewage that came in from the Gulf.
- Cost of a “muck out” is about \$50,000.
- After Helene most of this work was done by Tortuga volunteers. This included taking debris and damaged items taken from storage bins and moving them outside to the curb.
- There had been discussion about getting the garages and the old items stored there cleaned out. These hurricanes have created the right opportunity to do that clean out.
- A new rule #28 is being proposed that would help to maintain the garages and the storage in a better manner than is currently being maintained.
- The rule will define what type and size of storage unit that can be used as well as the locations of the storage units in the owners’ space. It includes what can be stored in a space or storage unit. It further defines the boundary for parking a car which is to remain behind the pillars and not extending into the drive space.
- Director DiDomenico asked why paper products were excluded from the storage unit. Vice President Booth explained that due to the water intrusion these materials could break open and create a big mess.
- Director DiDomenico wanted the rule to clarify under what conditions someone wanting to hang anything would need board approval.
- President Smith commented that paper products attract silver fish and rodents. And no food items as we have had rat problems in the garage.
- Director Amato commented that 80% of storage units on back wall go above into the decorative block.
- The new rule will be sent to all owners and we will table this until the next board meeting.

Committee Reports



- **Landscape – Doug Smith**

- Great work by Director Amato and volunteers doing grounds clean up.
- No money in landscape budget to hire others to do the cleanup because that money has been spent on other things. We did have RL James for a half day and Bright View for half a day but the rest has been by volunteers.
- Based on what RL James and Bright View charged us the cost would be \$42,000 per week. Over the four of five weeks that adds up to a significant amount of money that we saved.
- We had class C water in the storm surge which is highly infectious and dirty. When sewage pumps failed, the county dumped sewage into the Gulf.

- **Building Committee – Doug Smith**

- Some owners complained that they wanted to clean out their own storage units when they came down in the Fall. That could not happen as the county told us that had to be removed due to its toxicity.
- The roof was tested with the two hurricanes. Only minor water infiltration.
- Should be finished in two weeks with the roof on A building. Focus will shift to mansards.
- We lost six to seven weeks due to hurricanes. New schedule being created for roof.
- RL James has been more focused since hurricanes. They were directed to finish C then on to B.
- Pool has been a priority. Ceiling has been done. Sliders tracks have been replaced. Still need to finish work around pool before clean up can start. Galaxy pool has been hired to do the clean up. Should start at end of December.
- Vice President Booth commented that due to President Smith pushing the hurricane window installation several years ago we were saved from much more damage.

- **Additional Comments and Remarks**

- President Smith explained that the rental agreement has been updated and that owners and renters have to sign. It states that we are still in an active construction zone, etc. Many owners didn't tell renters about the construction and this takes time in the office and we are not a rental office.
- Another hurricane may be headed towards Florida.
- Greg Wolf talked about the request for contributions to give Dale a bonus due to the outstanding job he has done. President Smith added that Dales' home was damaged by the surge and he came to Tortuga before taking care of his own home.
- President Smith said that Tom Damato who has been helping in the office is leaving. His last day is Friday. Bridget Spence and her assistant will be working out of our office for time being.



- Treasurer Watson reminded everyone that we have the final special assessment due on the 15th.
- **Motion to Adjourn at 8:45 PM by Secretary Mellow. 2nd by Director Booth.**
Motion passed unanimously.
- **Next Board Meeting will be on December 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.