



THE TURTLE TRACKS

APRIL 2007

A Newsletter for the Owners of Turtle Reef Club

VOLUME 25—ISSUE 2

LETTER FROM THE PRESIDENT

Dear Turtle Reef Owners,

As the new President of the Board of the Turtle Reef Condominium Association, I am honored to be able to be of service to Turtle Reef, a place I have loved and which has become a second home to me during the last 30 years.

First, I want to acknowledge the two Board members who are leaving the Board, Max Hardin and Norm Matthews, for their many years of dedicated service to Turtle Reef. We wish them much happiness in their future lives.

I want to welcome our two new Board members, Peter Ashton and Kevin Gallagher, who bring impressive credentials and experience to their service on the Board. Both of your new Board members have rolled up their sleeves and are working through our documents and blueprints, and talking with our professional consultants and staff to prepare them to provide high quality service to you.

Dick Russell has watched over every detail of the management of Turtle Reef during two decades, enabling many of us to simply relax and enjoy our vacations here. We are grateful for his stewardship and to have, as a newly constituted Board, inherited a strong, solvent organization. Dick will continue to serve as Secretary-Treasurer during the coming year. Yvonne Parker will also continue to contribute her skills as one of our Vice Presidents.

We are now at the stage of our life as an organization where the Board needs to prepare for the long-term future of Turtle Reef. If the Board does not energetically work on “the big picture” and our long-term interests, setting the direction for an organization, no one does. As a Board, we all take our responsibilities very seriously - our responsibility of providing directional oversight to the resort as well as addressing current issues that concern our owners.

We are building our agenda as a Board and welcome owner communications and input. Together, we will work toward wonderful, worry-free “five-star” vacations, in our beautiful oceanfront resort for many years to come.

Sincerely,

Lynne Kweder

**2007 BOARD OF ADMINISTRATORS
ELECTION RESULTS**

Dear Owner:

At the reconvened Annual Homeowners' Meeting held on February 24, 2007, the election results as announced by the tally committee was the election of two new Administrators, Peter Ashton and Kevin Gallagher. We congratulate both on their acceptance to serve.

The following officers were elected at the reorganization meeting for 2007:

President	Lynne Kweder
Secretary/Treasurer	Richard Russell
VP for Administration	Peter Ashton
VP for Owner Participation	Yvonne Parker
VP for Special Projects	Kevin Gallagher

A new year brings opportunities and struggles for a Board of Administrators. We ask for your support during the upcoming year for your Administrators.

Respectfully,

Vernon Williamson -Regional Director of Operations Defender Resorts, Inc.

Manager's Corner

Pamela Cordell mgr@trc.fdn.com

It has been a busy couple of months here at Turtle Reef. The "in-season" was definitely upon us and we experienced almost 100% occupancy each week since January. It's been wonderful getting to know some of the long term owners who have both owned for many years and also the owners who have stayed for several weeks. The staff and I, along with our vendors, have been busy performing projects and upgrades around the property as is noted on the following page. We welcome your comments and suggestions at any time. The office may be contacted at: Phone (772) 229-1772 Fax (772) 229-2486. Exciting changes have been made to the Turtle Reef website: www.turtlereefcondo1.com. Please check it out and let us know what you think! Have a wonderful spring and we look forward to seeing you soon!



MEET YOUR NEW BOOKKEEPER

Hello! My name is Donald Johnson! I have been employed by Turtle Reef since October of last year. My accounting background includes large and small companies as well as CPA firms. I am a native Floridian including being a Treasure Coast resident for 30 years where I have completed all of my education including a Bachelor's Degree in Business. In addition, I am a Navy veteran of the submarine force. Please contact me in regards to any billing questions you may have in regards to your statement. I will resolve your issues in a clear and timely manner. I appreciate the opportunity here at Turtle Reef so again, please feel free to contact me at the resort or via email at: bkpr@trc.fdn.com.

From the Management

Project Update

- **Hurricane Shutters have been installed in every unit**
- **A printer has been installed for use with the lobby desktop computer**
- **Turtle Reef website has received many new updates to include “Online Rent Release” function**
- **The American Flag and Turtle Reef flag have been replaced**
- **The tennis court windscreens have been replaced**
- **The north property line fence separating Turtle Reef from Vistana’s Beach Club has been replaced.**
- **Tennis court access for Vistana’s guests has been relocated to the west side of the tennis court near the shuffleboard courts**
- **Three 27” televisions have been purchased**
- **Three dishwashers have been purchased**
- **Four refrigerators have been purchased**
- **Four Microwaves have been purchased**
- **The pool heater igniter was replaced**
- **A major leak caused by a cracked underground pipe at the pool was repaired**
- **A spare pool pump and motor have been purchased**
- **Currently in the process of replacing all ceiling tiles in the kitchens of all units**
- **Currently in the process of utilizing the TRCI Maintenance Weeks to perform deep-cleaning and maintenance Technical Inspections. This process includes a very thorough cleaning of everything in the unit as well as performing minor repairs, painting, and conducting major repair projects.**

We have had excellent results from past Newsletters in obtaining changes for our records. Please keep us informed of any changes in marital status, death of a co-owner, or sales to other parties. The Florida law requires that you provide Turtle Reef Condominiums I, with a recorded deed of any owner.

Name and Address Information (Please Print)

UNIT/WEEK NUMBERS _____ EMAIL ADDRESS: _____

OWNER: _____ CO-OWNER: _____

STREET ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____ BUSINESS OR CELL PHONE: _____

SOCIAL SECURITY NUMBER(S): _____

Board of Directors

Lynne Kweder – President
12700 Lake Avenue #412
Lakewood, OH 44107
216-221-8385

Peter Ashton – VP Administration
P.O. Box F-42683
Chancery Court
The Mall
Freeport, Bahamas
242-352-3356

Yvonne Parker – VP Owners Participation
4005 Grovewood Lane
Titusville, FL 32780
321-268-1151

Kevin Gallagher – VP Special Projects
P.O. Box 25
Southold, NY 11971
631-765-4114

Richard R. Russell – Secretary/Treasurer
1780 Jamaica Street
Titusville, FL. 32780

OWNER SURVEY

Please help us plan for the future of Turtle Reef by contributing your ideas!

What pleases you about Turtle Reef?

What are your ideas for improvements or enhancements of our resort?

Name _____
(optional)

Mail to: Lynne Kweder,
President Board of Directors at address to
left **or** e-mail to: lkweder@cox.net

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