



**The Turtle Tracks**  
*A Newsletter for the Owners of  
Turtle Reef Club*

# LETTER FROM THE PRESIDENT

*Dear Owners,*

During 2007 the Turtle Reef Board focused on protecting our building from future hurricanes, and fulfilling some of the postponed and pent-up demand for improvements in our resort, many of which were reported in the January Turtle Tracks. During 2008 we expect to be making some hard decisions about the allocation of our limited resources.

**Priorities and Professional Reserve Study will guide the Board’s work during 2008.**

Since we were beginning a new year at the February Board meeting, the Board generated a list of projects we would like to accomplish within this calendar year. The projects were drawn from both our Strategic Planning Priorities and the business needs of the Association. We authorized a Professional Reserve Study during 2007, which will help us determine the parameters of our ambitions this year. We anticipate taking a hard look at what we “want” to do, vs. what we “need” to do. Some desirable projects may have to be postponed to 2009 or 2010. However, we are counting on the momentum we established in 2007 to continue to play out in noticeable differences at Turtle Reef.

**Auction completed on March 15<sup>th</sup>. Lottery to be extended to May 31<sup>st</sup>.**

The auction was completed successfully on March 15<sup>th</sup> with many owners acquiring unit weeks of their choice. The instructions did not clearly state that owners could choose to simply participate in the lottery (following the auction) receiving a unit in a blind drawing in exchange for their deposit. So we are extending the Lottery until May 31<sup>st</sup>. This is an opportunity to acquire a unit week to trade worldwide or in exchange for a surprise vacation at Turtle Reef for \$599!

**We regret to inform you of the loss of Michelle Evans.**

On a sad note, we are all grieving Michelle Evan’s passing. Although she was our Guest Services Representative for a relatively short period of time before she became ill, she provided excellent service to Turtle Reef, getting many commendations from the owners and guests. We have reprinted an excerpt from her obituary on page 3 of the Turtle Tracks. May her soul be embraced with love and peace.

We wish you all restful and fulfilling vacations during 2008!

*Sincerely,*  
*Lynne Kweder*

**Turtle Reef Condominiums 1, Inc.**  
10800 S. Ocean Drive  
Jensen Beach, FL 34957

Phone: 772-229-1772  
Fax: 772-229-2486  
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# TRCI BILLING AND COLLECTION POLICY

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**November 15**– Billing Statements are mailed to owners.

**January 1**– Assessments are due.

**January 11**- Delinquent date for current year fees- \$25.00 Late Fee assessed on all delinquent accounts plus interest at the rate of 9% per annum until paid.

**February 15**– Second billing statements are mailed to delinquent owners.

**March 1**- “Lock Out” fee of \$15.00 assessed to all delinquent owner accounts.

**April 1**– All unpaid accounts are sent to a Collection Agency and an additional 40% is added to each past due account.

**July 1**– The Collection Agency returns unpaid accounts to TRCI. A 30-Day demand letter is mailed and Notice to File Claim of Lien.

**August 1**– TRCI files the Claim of Lien and charges an additional \$60.00 to unpaid accounts.

**August 15**– TRCI receives the recorded Claim of Lien and accounts are turned over to the Association’s Attorney for Foreclosure.



Start planning your 2009 vacation now! We’ve included the 2009 Calendar of Weeks so you can be certain to arrive at the proper time. Always remember, you own a specific week number, not a date range or holiday period (e.g. July 4th, Thanksgiving, etc...) The calendar fluctuates slightly each year, so be sure to check the calendar. We also post this information on our website along with several subsequent years. Always feel free to contact our office if you have any questions.

	Week#	Sunday to Sunday			
1	01/04/09	01/11/09	27	07/05/09	07/12/09
2	01/11/09	01/18/09	28	07/12/09	07/19/09
3	01/18/09	01/25/09	29	07/19/09	07/26/09
4	01/25/09	02/01/09	30	07/26/09	08/02/09
5	02/01/09	02/08/09	31	08/02/09	08/09/09
6	02/08/09	02/15/09	32	08/09/09	08/16/09
7	02/15/09	02/22/09	33	08/16/09	08/23/09
8	02/22/09	03/01/09	34	08/23/09	08/30/09
9	03/01/09	03/08/09	35	08/30/09	09/06/09
10	03/08/09	03/15/09	36	09/06/09	09/13/09
11	03/15/09	03/22/09	37	09/13/09	09/20/09
12	03/22/09	03/29/09	38	09/20/09	09/27/09
13	03/29/09	04/05/09	39	09/27/09	10/04/09
14	04/05/09	04/12/09	40	10/04/09	10/11/09
15	04/12/09	04/19/09	41	10/11/09	10/18/09
16	04/19/09	04/26/09	42	10/18/09	10/25/09
17	04/26/09	05/03/09	43	10/25/09	11/01/09
18	05/03/09	05/10/09	44	11/01/09	11/08/09
19	05/10/09	05/17/09	45	11/08/09	11/15/09
20	05/17/09	05/24/09	46	11/15/09	11/22/09
21	05/24/09	05/31/09	47	11/22/09	11/29/09
22	05/31/09	06/07/09	48	11/29/09	12/06/09
23	06/07/09	06/14/09	49	12/06/09	12/13/09
24	06/14/09	06/21/09	50	12/13/09	12/20/09
25	06/21/09	06/28/09	51	12/20/09	12/27/09
26	06/28/09	07/05/09	52	12/27/09	01/03/10

## FROM THE MANAGEMENT

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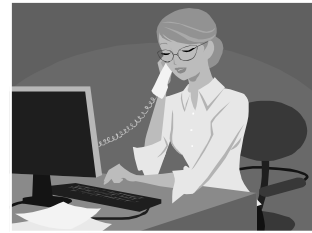
This year has proven to be full of excitement and it's hard to believe that the busy season is behind us already. We were glad to see many of our snowbirds returning to spend several sunny, warm weeks/months with us and look forward to seeing the rest of you as the year progresses.

Valerie Esposito has rejoined our staff to fill the Guest Service Representative position vacated by Edwin Jones. Valerie had worked with us as a temp for several months over the holidays and we are glad to welcome her back as a permanent member of our staff. Valerie is originally from England, and after living many years in New York City, relocated to Florida 5 years ago. Please stop by and meet Valerie the next time you are here.

To do our part in protecting our environment and help preserve our beautiful island, we have added a recycling receptacle in each unit as well as placing large recycling containers on each boardwalk and at the pool.

As always, we encourage your comments and suggestions; please don't hesitate to drop me a line anytime.

~ Pamela Cordell, General Manager



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## HAS ANYTHING CHANGED??

Have you recently moved, changed your name or updated ownership information?

Please remember to submit any changes to your personal information to us in writing.

You may do so by:

**e-mail:** [mgr@trc.fdn.com](mailto:mgr@trc.fdn.com)

**Fax:** (772) 229-2486

**U.S. Mail:** 10800 S. Ocean Drive, Jensen Beach, FL 34957

*or*

**In Person**



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## IN MEMORIAM



We were blessed to have Michelle Evans as part of our Turtle Reef family from February 2006–December 2007. After a courageous 15 month battle with Non-Hodgkin's Lymphoma, Michelle passed away peacefully on March 23, 2008. Michelle was a loving and caring person who always put others before herself. She was a very outgoing person and had a great zest for life. Her fun loving attitude could not help but be contagious to others around her. We will miss her greatly.

## DEFENDER REALTY RESALE CORNER

This is just a reminder that Defender Realty, Inc. is handling resales at Turtle Reef and we will be happy to assist you. Charlie Andrews is our agent and can be reached directly at (954)734-4902, or you may call our Corporate Office at (843) 497-6431. If you are interested in a Prime Red week at Turtle Reef, you need to contact Charlie as soon as possible. Prime Red weeks are 1-15, 47, 51, & 52. He has some motivated sellers that are very eager to sell due to a number of reasons and situations.

We look forward to seeing you at the resort and if we can be of any assistance, please do not hesitate to contact our company.

Have a great summer!

Frank Baker  
Defender Realty, Inc.



Turtle Reef Condominiums 1, Inc.  
10800 S. Ocean Drive  
Jensen Beach, FL 34957

## BOARD OF DIRECTORS

Lynne M. Kweder— President  
12700 Lake Avenue #412  
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Phone: (216) 221-8385

Kevin E. Gallagher— V.P. for Property Development  
P.O. Box 25  
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Yvonne C. Parker— V.P. for Policy Development  
4005 Grovewood Lane  
Titusville, FL 32780  
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Peter M. Ashton— Treasurer  
P.O. Box F-42683  
Chancery Court  
The Mall  
Freeport, Bahamas  
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Richard R. Russell— Secretary  
1780 Jamaica Street  
Titusville, FL 32780  
Phone: (321) 267-8952

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**OWNERS CAN STILL ENTER THE LOTTERY!**

The Auction of Turtle Reef unit weeks followed by a random drawing for those who did not get one of their choices was completed on March 15<sup>th</sup>. Those who submitted bids on units should be receiving letters shortly with instructions about the follow-up required to complete the process.

**The Lottery will be held open until May 31st.** The instructions for the Auction/Lottery did not clearly state that owners had an option of simply participating in the Lottery without bidding on a specific unit week, so we are extending the time for Lottery participation. **This is a great opportunity to get a unit or two for trading into other resorts around the world, or an extra surprise vacation at Turtle Reef.**

We still have desirable unit-weeks available between May and December . The cost of the Lottery Chance is just \$599, which will be returned to you if you do not win a week. **A random drawing of unit weeks will occur after May 31st** in the order of the Lottery Chances received, so, if you are interested, it will be important to act quickly. Return the lower half of this notice with your \$599 check for each unit week you wish to receive.

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**LOTTERY CHANCE**

**The deadline for submitting a Lottery Chance is May 31st, 2008**

**Submit your Chance to Nicholas Diez and Company, CPA's  
4116 Mayfair Street, Suite 203  
Myrtle Beach, South Carolina, 29577**

**OWNER CERTIFIES:**

I have enclosed a check in the amount of \$599 for each unit I hope to acquire in the Extended Lottery. Enclosed are \_\_\_\_\_(No.) of checks.

I understand that (1) I may receive no more than four units altogether from the auction and extended lottery; (2) my maintenance fees must be paid on my new unit weeks prior to use, (3) that some units may not be available for occupancy until 2009, (4) that my check (s) will be returned to me if I do not win unit week (s), and (5) my current account must be in good-standing.

**Name**

**Phone No.**

**Email**

**Mailing Address**

**List Units Currently Owned:**

**Weeks(s)**

**Unit(s)**

## REMAINING LOTTERY WEEKS

WEEK	UNIT	WEEK	UNIT
18	501		
18	507	39	106
19	102	39	107
19	109	39	207
19	303	39	307
19	406	39	501
20	406	40	201
22	105	40	204
24	108	40	303
24	202	40	408
24	408	40	506
29	108	41	204
29	306	41	406
30	108	42	406
30	304	42	509
30	507	43	104
31	504	44	101
32	105	44	103
33	105	44	104
34	405	44	507
36	102	45	103
36	205	45	109
36	502	45	507
37	105	45	510
37	106	46	206
38	104	46	207
38	105	48	304
38	207	49	102
38	402	49	205
38	509	50	207