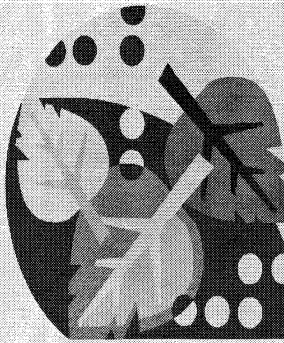


# Letter from the President

Volume 30, Issue 4

October 2009



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

*Dear Owners,*

## The Paint Job:

Those of us who were present when the bright yellow paint began to go up on our buildings had mixed reactions. Now that the job is complete, let me describe the results. When you are approaching the building from the street and drive up to the entrance, you will see more white than yellow. All the vertical facings, buttresses and portico remain white. Now they stand out as interesting architectural features rather than fading into the background of the building, and they add elegance to our resort. White trim around the windows and the soft sage doors add charm to the building. There are also white shutters as well as white trim on the windows of the beach wall of building D. The balconies feel much warmer and welcoming with the yellow. The yellow color has already softened from the weather on the A and B buildings within a year, and we can expect the same on C & D. Overall, I am now delighted with the elegant, charming and distinctive effect, unlike any other building on the island, and I hope you will be equally pleased with our fresh appearance, already attracting the attention of those who drive and walk by.

## Why Oh Why The By-Laws???

Someone said that folks look forward to changing By-Laws about as much as facing a colonoscopy! Unfortunately, the alternative is worse! Turtle Reef is now encrusted with so many governing laws and documents that legal costs are constantly incurred to sort out what applies to each specific situation. As the pioneer timeshare to be built in Florida, unlike newer timeshares, we were incorporated under the Florida Statute regulating Condominiums. We are also subject to the statutes regulating Timeshares, Corporations Not for Profit, Financial and accounting regulations, the three Declarations that established Turtle Reef and completely out-dated By-Laws. The regulations are over-lapping and mutually contradictory. A new set of By-Laws is needed which would encompass our legal requirements and provide **one comprehensive user-friendly resource document** for the governance of Turtle Reef, **saving constant legal costs**. The proxy vote lowering the requirement to approve changes to the By-Laws is the first step in making this change. Once more, we are asking for your support on the Annual Meeting proxy to make this critical change so that your Board and Management can better serve you with lower costs.

*Sincerely,*

*Lynne M. Kweder*

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

Phone: 772-229-1772  
Fax: 772-229-2486  
E-mail: [mgr@trc.fdn.com](mailto:mgr@trc.fdn.com)

Website: [www.turtlereefcondo1.com](http://www.turtlereefcondo1.com)

## Inside this issue:

From the President	1
From The Board of Directors	2
TRC Billing/Collection Policy	2
From the Management	3
Be On The Lookout	4
Board Of Directors	4
2010 Approved Budget	Insert

# From the Board of Directors

## Summary of Proxy Issues

- (1) To approve waiving requirement for 100% funding of reserves (will keep maintenance fees reasonable).
- (2) To require two-thirds of those casting a ballot to amend By-Laws (See President's Letter).
- (3) To lower the requirement for a quorum of owners to conduct business at the annual meeting to 25% (prevents cancellation of Annual Meetings).

## Board Candidates

\*Kevin Gallagher    \*Peter Ashton

(\*Read Candidates Bios in Proxy package)

## Your Proxy is CRITICALLY IMPORTANT!

**NOW MORE THAN EVER** your Proxy is needed, because more than 75% of the owners **MUST** submit proxies to make the proposed changes in the bylaws; 50% of the proxies are needed to conduct business at the upcoming Annual Meeting on November 21, 2009. Failure to achieve this quorum could result in cancellation of the meeting, and bring the business of our Condominium to a halt. So please open your proxy envelope when you receive it, vote for Board candidates and the three proxy issues and/or assign your proxy for other business to a Board member or someone you are certain will be present in person at the Annual Meeting.



## BILLING AND COLLECTION POLICY

November 1	First maintenance fee billing is sent out following budget approval.
January 1	Assessments are due.
February 10	"Lock Out" fee of \$15.00 assessed to all delinquent owner accounts. Notice of Lock Out provision and Notice of Intent to Rent is mailed to all delinquent owners in accordance of Fla 721.13 (6). Said Notice of Intent to Rent shall state in conspicuous type that effort to secure a rental will not commence on a date earlier than 10 days of the Notice of Intent to Rent.
March 1	"Right to Cure" Notice of Delinquency and the Assessment of \$25.00 late fee and the Application of Interest at a rate of 18% per annum until paid and applied to delinquent owners, shall be mailed to all delinquent owners of record. In accordance with Fla 721.15 (3), said notice shall inform delinquent owners that in the event a collections company is engaged, said owners shall be liable for the fees of the collections agency and that a lien may result there from.
March 10-20	On-site management will contact owners by telephone that have not paid by the delinquency date of March 1 and have paid in past years (This is a courtesy call not a collections call).
April 1	Unpaid accounts are sent to a collections agency and additional fees are added to each past due account.
July 1	Unpaid accounts will be returned by the collection agency to Turtle Reef Condominium I. A 30-day demand letter is mailed and Notice to File Claim of Lien.
August 15	Turtle Reef Condominium I files the Claim of Lien to all unpaid accounts and charges an additional \$60.00 to unpaid accounts to cover the cost of filing.
September 1	Turtle Reef Condominium I receives the recorded Claim of Liens and accounts are turned over to the Association's Attorney for Foreclosure.
Bankrupts	All collection efforts will stop immediately upon receipt of bankruptcy notice. Management will file Proof of Claim when possible and will work with owners and bankruptcy trustees to determine if an owner is keeping their unit or surrendering to the Association.
Death	Discontinue collection efforts. Management will send form letter to ascertain the name of the responsible party, such as attorney or executor of estate to deal with probate issues, and to attempt to settle with the state or establish deed over to association.

# From the Management Team

---

The jack hammers have been silenced, the sand blasters are not spewing sand everywhere, and the painters have hung up their brushes. The difference is remarkable. Now that the concrete restoration and painting is complete, management is working on other issues around the resort such as:

- The renovations to A-1 have started and are on going. A1 is the one-story three-bedroom unit (sleeps 10) at the north end of our property. Anticipated completion will be the end of October. It is a wonderful space for family reunions! We will begin renting and selling unit weeks in that building following completion.
- The front Portico has been landscaped with swaying Coconut Palm Trees, a beautiful Century Cactus center piece along with colorful Oleanders.
- We will be working with the landscaper to redesign the entrance landscaping as well.
- The walkway lights on “D” building are on “low lighting” because of the turtle season and will revert back to regular lighting the end of November.
- The solar panels are providing wonderfully warm pool water, which is complimented by new chaise lounges around the pool. We will be purchasing more white chairs for the tables that are poolside.
- You will be happy to know that on our last unannounced visit by the Fire Marshall, there were no violations noted. Additionally, we do have a portable fire alarm and strobe for visually and hearing impaired guests.

It is our hope that with the renovations behind us you can again enjoy the many comforts and wonderful vacation experiences that you have enjoyed in the past.

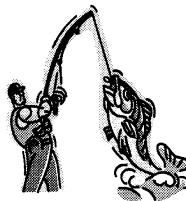
Charles F. Andrews, Manager



## What's Next On The Drawing Board

The Front Desk is the next project we will be working on with plans to enlarge the front desk area that will facilitate more than one check in at a time.

We are excited about the improvements to Turtle Reef Club, all of which are designed to make your vacation stay here more enjoyable.



## New Fishing Regulation

Florida has enacted new fishing regulations as of August 1, 2009, a “Shoreline Fishing License” is required to surf fish or fish from a pier that does not hold an all inclusive license.

The rates are:

Residents	\$7.00
Non-Res 3 Day	\$17.50
7 Day	\$30.50
Annual	\$47.50



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

Presorted Standard  
US Postage Paid  
Stuart, FL  
PERMIT 230

Or Current Resident

## BE ON THE LOOKOUT



**Turtle Reef Club is special** to so many, that the Association will be expanding ownership opportunities to current owners, **friends, neighbors and acquaintances.** Take advantage of the opportunity to share the uniqueness of Hutchinson Island with your friends and neighbors. In the following months Turtle Reef will initiate extraordinary ownership programs to expand the owner base. The new ownership programs will be published in the newsletter, special mailings and on the website, **[www.turtlereefcondo1.com](http://www.turtlereefcondo1.com)**.

**Be On The Lookout!!!**

## BOARD OF DIRECTORS

Lynne M. Kweder— President  
12700 Lake Avenue #412  
Lakewood, OH 44107  
(216) 221-8385  
lkweder@cox.net

Kevin E. Gallagher— V.P. Prop. Development  
P.O. Box 25  
Southold, NY 11971  
(631) 765-4114  
twinoak@optonline.net

Peter M. Ashton— Treasurer  
P.O. Box F-42683  
Chancery Court The Mall  
Freeport, Bahamas  
(242) 352-3356  
peterashton@hotmail.com

Gary Battaglia—V.P. Evaluation  
3357 Clearbrook Green  
Saugatuck, MI 49453  
(616) 836-0136  
garymaryb@yahoo.com

Roger Wilson—V.P. Policy Development  
19 W. Edgewood Drive  
Melbourne, FL 32901  
(321) 501-2526  
rogerwilson@mac.com

**Turtle Reef Condominiums I, Inc.**  
**Proposed 2010 Budget at less than 100% of Reserves Funding**

Member Assessments	1,657,708
Bad Debt	-335,516
Real Estate Taxes	
Interest Income:	
Interest Bearing Cash Deposits	3,500
Interest Income -R/E Taxes	1,000
Interest Income - Reserves	20,000
Interest Income-Delinquencies	6,000
Late Fee Income	1,000
Lock Out Fee Income	500
Other Income	10,000
Rental Income	50,000
Vistana Income	5,000
Sales Tax Allowance	0
<b>Net Revenue</b>	<b>\$1,419,192</b>

Cable TV	21,493
Electric	72,000
Elevator	5,928
Gas	15,000
Internet	2,500
Refuse Removal	12,017
Sewer	19,850
Sewer Treatment Plant	15,500
Telephone	32,500
Water	20,000
<b>Total Utility Expense</b>	<b>\$216,788</b>

Carpet Cleaning	8,000
Cleaning Supplies	11,000
Welcome Kit/Guest Supplies	8,000
Laundry Supplies	2,000
Miscellaneous	0
Room Supplies	11,500
Lobby Cleaning Supplies	0
Window Cleaning	2,220
<b>Total Housekeeping</b>	<b>\$42,720</b>

Fire Protection	3,000
Grounds	20,200
Heating & Cooling	15,000
Locks	3,000
Miscellaneous	0
Plumbing	3,500
Pool/Repairs and Chemicals	7,500
Repairs/General I&E	15,000
Special Projects	0
<b>Total Maintenance</b>	<b>\$67,200</b>

<b>Proposed Budget With Less Than 100% FUNDED RESERVES MAINTENANCE FEE \$599</b>
--

Accounting - Audit	12,500
Activity Function	5,000
Advertising	0
Bank Fees	2,000
Board Expenses	15,500
Collection Fees	0
Community Turtle Nest	2,700
Computer Support	3,000
Credit Card Processing Fee	1,000
Fiscal - Financial Statements	0
Income Taxes	5,000
Legal	7,000
Liens & Foreclosures	25,000
Lockbox Charges	4,500
Management Company	95,531
Management/Interior Consultant	0
Management Seminar/Training	1,500
Miscellaneous	2,750
Office Equipment Lease	3,000
Office Promotion	0
Office Supplies	7,500
Reserve Debt Reduction	50,000
Permits & Licenses	7,500
Postage & Shipping	8,000
Printing & Stationery	4,000
Tax - Other	\$0
Employee Mileage Reimbursement	2,000
Uniforms	3,000
<b>Total Administration</b>	<b>\$267,981</b>

Temporary Labor	500
General Management	51,000
Salaries - Administrative	69,545
Salaries - Housekeeping & Grounds	148,900
Salaries - Maintenance	72,525
<b>Total Salaries &amp; Wages</b>	<b>\$342,470</b>

Employee Insurance	37,818
Employee Solicitation and Promotions	1,400
Payroll Taxes - Federal and State	25,849
Pension Plan	12,000
Workman's Comp Insurance	7,021
<b>Total Payroll Taxes &amp; Benefits</b>	<b>\$84,088</b>

Insurance - Liability/Windstorm	53,440
Flood Insurance	20,500
Pest Control	8,500
Real Estate Taxes	75,000
<b>Total Insurance and Taxes</b>	<b>\$157,440</b>

<b>Total Operating Expenses</b>	<b>\$1,178,687</b>
---------------------------------	--------------------

<b>Transfer— Revenue to Reserves</b>	<b>\$240,000</b>
--------------------------------------	------------------

<b>Total Surplus (Deficit)</b>	<b>\$505</b>
--------------------------------	--------------

**Turtle Reef Condominiums I, Inc.**  
**Proposed 2010 Budget at 100% Reserves Funding**

Member Assessments	2,924,116
Bad Debt	(567,107)
Real Estate Taxes	
Interest Income:	
Interest Bearing Cash Deposits	3,500
Interest Income -R/E Taxes	1,000
Interest Income - Reserves	20,000
Interest Income-Delinquencies	6,000
Late Fee Income	1,000
Lock Out Fee Income	500
Other Income	10,000
Rental Income	50,000
Vistana Income	5,000
Sales Tax Allowance	0
<b>Net Revenue</b>	<b>2,454,009</b>

Cable TV	21,493
Electric	72,000
Elevator	5,928
Gas	15,000
Internet	2,500
Refuse Removal	12,017
Sewer	19,850
Sewer Treatment Plant	15,500
Telephone	32,500
Water	20,000
<b>Total Utility Expense</b>	<b>216,788</b>

Carpet Cleaning	8,000
Cleaning Supplies	11,000
Welcome Kit/Guest Supplies	8,000
Laundry Supplies	2,000
Miscellaneous	0
Room Supplies	11,500
Lobby Cleaning Supplies	0
Window Cleaning	2,220
<b>Total Housekeeping</b>	<b>42,720</b>

Fire Protection	3,000
Grounds	20,200
Heating & Cooling	15,000
Locks	3,000
Miscellaneous	0
Plumbing	3,500
Pool/Repairs and Chemicals	7,500
Repairs/General I&E	15,000
Special Projects	0
<b>Total Maintenance</b>	<b>67,200</b>

Accounting - Audit	12,500
Activity Function	5,000
Advertising	0
Bank Fees	2,000
Board Expenses	15,500
Collection Fees	0
Community Turtle Nest	2,700
Computer Support	3,000
Credit Card Processing Fee	1,000
Fiscal - Financial Statements	0
Income Taxes	5,000
Legal	7,000
Liens & Foreclosures	25,000
Lockbox Charges	4,500
Management Company	95,531
Management/Interior Consultant	0
Management Seminar/Training	1,500
Miscellaneous	2,750
Office Equipment Lease	3,000
Office Promotion	0
Office Supplies	7,500
Reserve Debt Reduction	50,000
Permits & Licenses	7,500
Postage & Shipping	8,000
Printing & Stationery	4,000
Tax - Other	0
Employee Mileage Reimbursement	2,000
Uniforms	3,000
<b>Total Administration</b>	<b>267,981</b>

Temporary Labor	500
General Management	51,000
Salaries - Administrative	69,545
Salaries - Housekeeping & Grounds	148,900
Salaries - Maintenance	72,525
<b>Total Salaries &amp; Wages</b>	<b>342,470</b>

Employee Insurance	37,818
Employee Solicitation and Promotions	1,400
Payroll Taxes - Federal and State	25,849
Pension Plan	12,000
Workman's Comp Insurance	7,021
<b>Total Payroll Taxes &amp; Benefits</b>	<b>84,087</b>

Insurance - Liability/Windstorm	53,440
Flood Insurance	20,500
Pest Control	8,500
Real Estate Taxes	75,000
<b>Total Insurance and Taxes</b>	<b>157,440</b>

<b>Total Operating Expenses</b>	<b>1,178,687</b>
---------------------------------	------------------

<b>Transfer—Revenue to Reserves</b>	<b>1,275,000</b>
<b>Total Surplus (Deficit)</b>	<b>322</b>

**Proposed Budget With  
100% FUNDED RESERVES  
MAINTENANCE FEE \$1,061**