

# LETTER FROM THE PRESIDENT



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

*Dear Owners,*

Our summer owners, following mid-June, will be pleased to know that they will not have to listen to jackhammers! As a summer owner during August, I remember a vacation during our balcony repairs some years ago when I listened to jackhammers daily throughout my entire vacation. It was not pleasant! Our winter and spring owners who lived through that experience in late 2008 and early 2009 deserve our thanks and appreciation for their tolerance and good spirits in spite of the irritating noise!

We are closing down the concrete re-construction mid-June to protect the many children who come to Turtle Reef during their summer vacation from the proximity of heavy equipment and toxic substances and the temptation to climb scaffolding. Although we are stopping the work without fully completing Building D, we have been assured by our engineer that the areas remaining to be repaired do not pose any danger to the safety of our owners and guests.

The nine and ten stacks in Building D which are located closer to the ocean than land-owners are permitted to build today, have essentially been re-built to 2009 specifications. This part of our concrete infrastructure had deteriorated so seriously, that the rebuilding process was necessary for the health and safety of all of us who use the ocean-side stairwell to access the beach.

Many of you are asking about the potential for a special assessment to pay for these repairs. Unfortunately, we do anticipate a special assessment, and we want to make it reasonable for everyone in these difficult economic times. We would like to spread the assessment out over several years so that none of us will have to pay the full amount at once. According to Florida law, we must maintain our reserves at 100% funding unless the owners approve a reduction in that amount. During the fall election we will be asking for your approval to reduce that requirement so that we will be legally permitted to spread the payments for the special assessment for our concrete restoration over several years. Watch for this ballot issue!

On another note, I want to acknowledge Kathy Balzer's recent retirement from our office staff. All of us who have appreciated the competent and gracious services we have received from Kathy will miss her. She has asked me to convey to you, that she will also miss working with the many owners with whom she had formed relationships over time. We wish Kathy a very happy retirement!

*Sincerely,*  
*Lynne M. Kweder*

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

# FROM THE BOARD OF DIRECTORS



## Board Actions

Recognizing that tipping employees is an individual choice, the Board has rescinded the “no tipping” policy. Employees will be provided with forms for reporting tips to IRS if owners and guests choose to tip them.

The Board authorized the purchase of small end tables for the large upholstered chair in the living rooms after receiving complaints from owners that there was no place to put a drink or reading matter next to that chair.

As a pioneer timeshare in the State of Florida, our founders were unaware of how unrealistic several key By-Laws provisions are for a timeshare. The Board will be seeking changes in these provisions in the fall election: (1) The provision requiring 75% of unit-week owners to vote for a change in the By-Laws; and (2) the provision requiring proxies from a majority of unit-week owners to simply do business at the annual meeting.

Look for these ballot issues in the fall election! We will be seeking your help to bring our regulations in conformance with current timeshare laws and realistic practices.

## 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 id 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 ne liable for the fees of the collections agency and that a lien may result there from.
March 10—March 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

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New things are always a challenge and beginning here at Turtle Reef Club has been no different. Its just that I wasn't sure of how big the challenge was going to be. What started off with a small concrete repair and painting project has turned into a major concrete restoration project. Originally anticipated to finish before the "high season" the project has exceeded that timeline. Most owners expected a nice relaxing and fun time at Turtle Reef only to be met with jack hammers, dust and many other unexpected events but we stayed open. Next year we hope will be different. We did find that by putting "stacks" out of service helped by isolating the construction to one area which was safer for owners and guests. The Turtle's Nest is open during the day and on Tuesday, Wednesday's and Thursdays Kay Lingenfelter hosts movies and popcorn, card games and Bingo with Turtle Reef prizes. It's a great getaway if the noise is over bearing. I hope that you have been following the progress of the work on the Turtle Reef website. Weekly pictures and updates of the construction are available on the website [www.turtlereefcondo1.com](http://www.turtlereefcondo1.com) come follow along. Below, please find additional information about the construction.

### Highlights

- The concrete restoration work continues to be focused on the east end of building "D" and the east stairwell. The walkways have been replace in front of the 05, 06, 09 and 10 units. The east stairwell has for the most part been demolished and re-poured. Currently they are working on the columns on the far north east corner interior column of the balcony interface of the 09 and 10 balconies and the column adjacent to the east windows of the 10 units. Sections of the roof have been removed and the roof beams are being repaired above the 09 and 10 unit balconies. As repairs finish up in the 9 and 10 unit areas the work will focus on the walkways in front of the 07 and 08 units. It appears that the walkways, some balcony /column repairs and two balcony deck will be the bulk of repairs for that area. We anticipate finishing the work in progress on building "D" by July. Again, feel free to visit the website at [www.turtlereefcondo1](http://www.turtlereefcondo1.com) and click on Construction Update to view weekly updates and pictures.
- New pool chaise lounges have been ordered and should arrive in the next 4-6 weeks. The new chaises will be the white strap style and will be a huge improvement. The wooden pool decks have been power washed and they and the concrete pool decks have been painted.
- Pool safety issues have been addressed as well; new self-closing pool gates have been installed. In being compliant with the new Virginia Graeme Baker Pool and Safety Act, a new pool drain cover was installed. Children that were in residence during the installation, were thrilled to watch the scuba diver work on the pool.

As always feel free to stop by the front desk and say hello.

Charlie Andrews



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