

Letter from the President

Volume 32, Issue 2

Spring 2010



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

Dear Owners:

Have you checked the Turtle Reef website recently? There is a set of professional photographs on the site which illustrates the beauty of our resort. Be sure to click on the full size versions of the photographs so you can appreciate what you own! As one owner said, we have a “million-dollar view” from both our master bedrooms and living rooms. In fact, you can pay a million dollars for a home without a view that matches ours! Check out www.turtlereefcondo1.com!

Turtle Reef is experiencing an amazing number of “walk-ins” interested in rentals now. With our new appearance, we are clearly attracting attention. As owners, we know that rentals will help to replenish our coffers, keeping our maintenance fees reasonable, so we are grateful for the attention!

Ongoing improvements to our resort: Although we hope it will be many years before we have to again experience the inconvenience of concrete reconstruction, the Board has approved another set of improvement projects for the coming year. Hopefully, owners will barely notice what is happening until the pleasant surprise of seeing the results! We are working with a tight reserve budget now so cannot do everything we would like to do. However, it is important to maintain and improve our property, doing what is needed to keep the value of the property high.

It takes many months to complete projects involving 50 units, from getting prices and bids, reviewing samples, ordering items (some of which are custom-made), waiting for deliveries, finding times when the units are empty to schedule installations, and completing our projects, so we will simply let you experience the improvements when they occur. The one project scheduled for completion by the time you receive this Turtle Tracks is the front lobby renovation mentioned in the Management Team article. The much-larger registration and welcome desk will be directly in front of you at the rear of the lobby. Our gracious and cheerful staff will be greeting you above dignified granite countertops at a desk open on both sides, to the front door and to the elevator and side door. The green awning will be gone! Our front desk experience will finally be more representative of our comfortable accommodations.

Sincerely,
Lynne M. Kweder

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From the Board of Directors

TURTLE REEF OWNERS GAIN CLOUT!

Ken McKelvey, Chairman and CEO of Defender Resorts, Inc., the management company for Turtle Reef, has been elected President of the Resort Owners Coalition of the American Resort Development Association.

ARDA-ROC works with State Legislatures to influence legislation on behalf of timeshare owners. Many timeshares, like Turtle Reef were originally incorporated under state condominium laws whose provisions create great difficulties for us. We need an advocate! We now have the primary advocate for timeshares sitting at our Board table at most of our meetings. Ken, who networks at the highest level of timeshare organizations has also benefited Turtle Reef by advocating for us with RCI. Please join the Board as we **CONGRATULATE KEN and OURSELVES** for being at the right place

ADVANCED DEPOSITS OF RCI WEEKS

NEW BOARD POLICY

Some owners want to deposit future years' weeks with RCI. Early deposits do give the owners an advantage in getting into the specific resorts they want.

Whenever an owner deposits a week with RCI, Turtle Reef must provide an approval that the owner is up to date with their maintenance fees.

Effective July 1, 2010, owners may choose to deposit future weeks with RCI by paying the future years maintenance fees in advance. Rather than anticipating the exact future fee, owners will be asked to pay at the current rate. The amount paid will be credited to their account and adjusted at the time the next year's maintenance fees are billed.

Information on Ownership

How Do I Deed Back my Unit?

Your week of timeshare here at Turtle Reef is real property; therefore it can't simply be given back. We would like to encourage all owners to remain owners even though at times it is difficult and Turtle Reef does not benefit from gaining possession of your unit. There is however a deed back program in place to provide you with a procedure to deed the property to the association. If you are current on all of your maintenance fees and assessments, the fee is \$750. If you would like to take advantage of this option simply send a copy of your deed and a check in the amount of \$750 to Turtle Reef Club, 10800 S. Ocean Drive, Jensen Beach, FL 34957. The check should be made out to Turtle Reef Club.

Fees Associated with Changing Ownership

Ownership changes at Turtle Reef are legal proceedings. All unit weeks are deeded unit weeks meaning that a new deed needs to be generated in the new owner's name. For the transfer to be complete, Turtle Reef Club needs a copy of the **RECORDED** deed. Then the necessary changes can be made in ownership and the proper records changed within the systems so as to verify your ownership and avoid any confusion on your first visit to your new unit week. ***THERE IS A DEED TRANSFER FEE OF \$32.00 FOR THIS SERVICE and the Check, payable to Defender resorts, Inc., must accompany your deed.***

Estoppel Letter Fee

An estoppel letter is typically used in a transfer or conveyance of real property before the closing transaction. It is a document sent to a bank (or other lender), to a homeowners' association (or condo association), to a city/municipality, or a tenant requesting a payoff of a mortgage, assessments or taxes due, or rental amounts due on a lease, to incorporate these amounts into the Settlement Statement for the buyer and seller of the real estate. All assessments and payments due must be incorporated into the amounts due at closing and paid at the time of the closing. Some amounts may be pro-rated, but all must be included in the Settlement Statement. The estoppel letter facilitates this process. ***THERE IS AN ESTOPPEL LETTER FEE OF \$65.00 HOWEVER, NOT ALL CLOSING COMPANIES REQUIRE SUCH DOCUMENTATION.***

From the Management Team

It may not be spring in Paris, but spring in Jensen Beach is very welcomed this year! Unlike normal years, Florida had one of the coldest winters in 30 years. Not only was it colder than normal, it was persistently windy and rainy; not the winter so many have come to enjoy here at Turtle Reef. Nevertheless, it was great to welcome all of the owners who spend many weeks with us each winter season.

Spring is the time to renew beautification of the grounds at Turtle Reef. The tall hibiscus bushes have been removed and replaced with lower foliage on both sides of the entrance. What is left of the old hedge row will be replaced with oleanders to give the resort a fresh new look.

Front desk renovations are underway to improve not only the look of our lobby but also to better assist owners and guests during check in. This will allow staff to be much more engaging with owners and guests. To relieve congestion in the lobby, the luggage and grocery carts will now be parked in the covered parking area.

As I am sure you have noticed, we have been working hard to increase our rentals since January. The goal is to re-build Turtle Reef's rental program which suffered significantly during the last two years with the remediation and concrete restoration that took place. Be sure and tell your friends and other family how much you enjoy the area and the resort and encourage them to enjoy the resort as you do. Remember that owners are eligible for special owner discounts on rentals.

Turtle season began on May 1, 2010 and will end October 31, 2010. Hutchinson Island is home to approximately 1,500 sea turtles who come back each year to nest. The turtles are sensitive to light so it is necessary for us to have low lighting on the exterior of the buildings that face the beach. Owners in "D" building will particularly notice the lower level of lights at their unit entrances at night. We are doing our part to protect the species!

As mentioned before, we love new ideas. If there is something that you think will help you or others enjoy your stay with us more, please let me know. Our goal as a staff is to make your vacation at Turtle Reef your best vacation ever.

Charlie Andrews, General Manager

We need your help to help you!

In an effort to better serve you as an owner it is important that you remember to keep us updated with your important information. If you have had a change in address, phone number or email address, we really need to know. Please be assured that this information is protected and not released. Email addresses are so important to improving communication and a great way to communicate quickly. Check with us to see if we have the correct email address. So! Fax, mail or email us your current information.





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

Place Label Here



MEMORIAL DAY SPECIAL

Make Turtle Reef your resort for a Memorial Day Celebration. It's a great place to honor the memory of those who served in our armed forces and to celebrate family and friends. Tell a friend or neighbor. Call to inquire about our special rates.

SPECIAL MEMORIAL DAY RENTAL RATES

772-229-1772

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