

Letter from the President

Volume 32
Issue 1

Winter 2011



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

Dear Owners,

All of the outcomes were positive! Many of the things we worried about in 2010 did not, after all, occur. We worried about "little tar balls" coming up onto our beach from the Gulf Oil Spill. There were no little tar balls! We worried about having to deal with one-year Board terms, but the Florida Legislature overrode this requirement for timeshares before we had to do anything about it! We always worry about hurricanes, and there were none. We worried about Charlie Andrew's health following his stroke and found a resort full of very caring and concerned people sharing our biggest worry this past year. We celebrate that Charlie is back on the job and fully recovering!

Accomplishments in 2010 In 2010, we were finally able to address many of our improvement projects. We renovated and refurbished the lobby; installed a second automatic door near the elevator; renovated the public bathrooms; cabled the second bedrooms in all units and installed new 26" Vizio TV's; ordered new bedspreads and drapes for the master bedrooms; began re-carpeting of the units; relocated the garbage away from the buildings in a special housing unit; launched an aggressive inventory reduction program; and installed our new telephone system.

Priorities for 2011 In 2011, we are anticipating completing the recarpeting of the units and installation of new bedspreads and drapes in the master bedrooms; creating a trial fitness center in the former game room; purchasing new dining room and hallway furniture and decorative items. The Board's major projects will be the revision of our By-Laws, and the completion of personnel policies specific to Turtle Reef in order to foster the recruitment and retention of well-qualified employees and minimize our turnover.

With our best wishes for a happy and healthy 2011,

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

Website: 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
The T-Bay Auction	4
Board Of Directors	4

From the Board of Directors

THE RESULTS

The Annual Homeowners' Meeting was held on November 20, 2010. The Tally Committee, which consisted of John McClune, Ann Astone, and Steve Boerema, reported the re-election of three directors, Peter Ashton, Kevin Gallagher and Lynne Kweder.

Issue 1 passed allowing us to waive 100% funding of the reserves in 2011.

Issue 2 also passed allowing us to amend the By-laws to allow the opportunity to utilize a Non-Judicial Foreclosure process.

The following officers were elected at the Board Meeting which followed:

President- Lynne Kweder
VP for Property Development- Kevin Gallagher
VP for Evaluation- Gary Battaglia
VP for Policy Development- Roger Wilson
Secretary / Treasurer- Peter Ashton

The Question and Answer Corner

Question: Can you help me understand my bill from Turtle Reef?

Answer: The approved maintenance fee for 2011 is \$616 per unit week. There is a \$3 voluntary contribution to ARDA-ROC which you may contribute or not in your payment. There are some owner bills which differ from this for various reasons. We suggest that you call the Turtle Reef Office for an explanation if these figures are different on your bill.

Question: How does ARDA-ROC benefit Turtle Reef?

Answer: ARDA-ROC - The Resort Owners Coalition of ARDA has already had a direct impact on Turtle Reef. They have assisted in improving our listing with RCI, eliminating the effect of our concrete reconstruction on our ratings at RCI, overriding the one-year term limit for Board members by the Florida legislature, and creating the option of using a much more cost effective non-judicial foreclosure process for our units.

Turtle Reef Condominiums I Billing and Collection Policy

December 1	First maintenance fee billing is sent out following budget approval. Statements will include the previous balance or credits, plus the following year's maintenance fees due.
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 all delinquent owners in accordance of Fla. 721.13 (6). Said Notice of Intent to Rent shall state in conspicuous type that efforts to secure a rental will not commence on a date earlier than 10 days after the date 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 the rate of 18% per annum until paid applied to all 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 collection company is engaged, said owners shall be liable for the fees of the collection 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 year. (This is a courtesy call not a collection call).
May 1	Unpaid accounts are sent to a collection agency and additional fees are added to each past due account.
August 1	Unpaid accounts will be returned by the collection agency to TRCI. A 30-day demand letter is mailed and Notice to File Claim of Lien.
September 15	TRCI files the Claim of Lien to all unpaid accounts and charges an additional \$60.00 to unpaid accounts to cover costs of filing.
October 1	TRCI receives the recorded Claims 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 Claims when possible and will work with owners and bankruptcy trustees to determine if an owner is keeping their unit or surrendering to the Association.
Deaths	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 estate or establish deed over to Association.

From the Management Team

As we welcomed the fall and welcomed Thanksgiving, we had much to be thankful for, NO hurricanes, NO tar balls and plenty of warm fall days. In November, we had the Annual Meeting which was well attended by many of the homeowners who expressed an appreciation for the many improvements we have made over the past year.

Moving into winter always provides us with other opportunities and challenges for Turtle Reef Club. The tree was trimmed in the lobby, the halls were decked with holly and it was a Holiday Season to remember. The staff enjoyed a holiday party away from the resort where we exchanged gifts, had a lovely dinner and warm wishes were shared by all in attendance.

The month of January brings many owners who enjoy multiple weeks with us at Turtle Reef Club and we look forward to their stays. We can only hope that we have a warmer winter than in 2010, which was cold, raining and not very pleasant. In fact it was the coldest winter on record. BUT! It was better than up North which was receiving lots of snow and freezing rain.

Projects that are complete or nearly complete are:

- 26" Flat screen TVs have been installed in the guest bedrooms.
- The painting of all walls, woodwork and halls in the units.

Projects that are underway now:

- Repair of the balcony sliding door tracks so that the doors will be easier to open and close.
- New carpet installation (when units are unoccupied).
- New bedspreads and drapes for the master bedrooms will be arriving in January.
- A special project, in preparation for new dining room, hall furniture and a new mirror to arrive later in the year, is the removal of the mirror on the dining room wall, and enlarging the pass through from the kitchen to the dining room in all the units. This project is expected to take many months to complete.

Lastly, we now have a full crew to make your stay even nicer. We have Jennifer Luce as the new Guest Service Representative and Marissa Graham & Michelle Stukle in the Housekeeping Department. As always, stop by the front desk and say hello to the new staff.

Respectfully submitted,
Charlie Andrews, General Manager

SWAP MY WEEKS

"I can't use my week and I was wondering if I could switch for another time." This is a very familiar phone call received at the office. You now have a way to switch your week with another owner. Turtle Reef owners have been provided a service to exchange weeks with other owners and to communicate with each other.

The website; <http://www.defenderresorts.com/turtlereefcondo1/swap-weeks/> is provided as a Bulletin Board where information can be posted between owners. Simply provide the information necessary to register; you will be emailed a temporary password, which can be changed at a later date.

THIS WEBSITE IS NOT SPONSORED BY OR THE RESPONSIBILITY OF DEFENDER RESORTS, INC. OR TURTLE REEF CONDOMINIUMS I, INC. THE CONTENT OF THE POSTINGS IS THE SOLE RESPONSIBILITY OF THE OWNERS OF TURTLE REEF CLUB.

OFFICE HOURS ARE CHANGING



To better serve the needs of our owners and guests, the Turtle Reef Club office hours will be changing.

Effective January 1, 2011, office hours will be as follows:

Sunday: 8:00 a.m.- 9:00 p.m.

Monday- Saturday: 8:00 a.m.- 8:00 p.m.



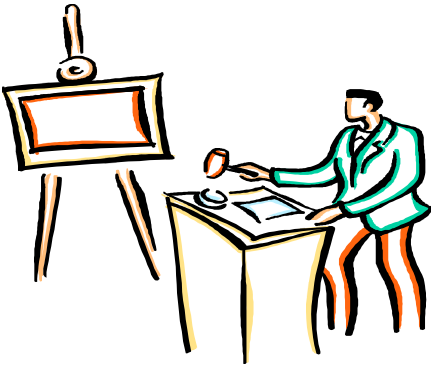
Turtle Reef Condominiums 1, Inc.
 10800 S. Ocean Drive
 Jensen Beach, FL 34957



Or Current Resident

Place Label Here

THE T-BAY AUCTION



Turtle Reef Club is expanding ownership opportunities again and one option to do that is with the **T-Bay Auction**. Enclosed is the auction form which details the units that are being offered in the auction. Each unit has an opening bid and the form provides you with an opportunity to place your bid in the box below. You can bid on more than one unit. Highest bid receives the unit. This opportunity of ownership is not limited to current owners so share your newsletter with a friend, neighbor or acquaintance. Please see the insert for more details. Details are also available on the website, www.turtlereefcondo1.com.

BOARD OF DIRECTORS

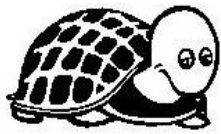
Lynne M. Kweder– President
 12700 Lake Avenue #412
 Lakewood, OH 44107
 (216) 221-8385
 lkweder@cox.net

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

Peter M. Ashton– Secretary/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 Club Auction

Turtle Reef Club would like to offer owners, their friends and acquaintances the opportunity to become owners at Turtle Reef Club. To that end, below is a bidding form that outlines the units that are available in this exclusive offer of ownership. Please review the information below so as to properly place your bid for the week and unit you select.

BIDDING: Bidding will be for a 30 day period unless otherwise stated. An opening bid date will be published with the unit/weeks accompanied by a closing date and time. There will be no exceptions to the date or time which will be Eastern Standard Time. All bids must be submitted by using the form below which must be signed and have the date of the bid, name, address and phone number of the bidder completed. The bid form must be mailed to Turtle Reef Club, 10800 S. Ocean Dr., Jensen Beach, FL 34957 ATTN: Auction. The post mark will indicate the date mailed, which will be used to verify compliance with the rules. Post cards will not be accepted.

ELIGIBILITY: This auction is open to the public but only published in the *Turtle Tracks* newsletter. Individuals who receive the *Turtle Tracks* will be able to share the auction information and process with family, friends and neighbors. **You DO NOT have to be an owner to bid in the auction.** You must be 18 years of age and financially able to complete the transaction and meet all of the deed transfer costs and requirements. Closing costs are estimated to be \$325 (without Title Insurance), plus the first year's maintenance fee of \$616 and a recording fee of \$32 will be required to close the transaction..

Calendar

Week 3	01/16/11 - 01/23/11	Week 5	01/30/11 - 02/06/11
Week 14	04/03/11 - 04/10/11	Week 19	05/08/11 - 05/15/11
Week 30	07/24/11 - 07/31/11	Week 31	07/31/11 - 08/07/11
Week 46	11/13/11 - 11/20/11	Week 47	11/20/11 - 11/27/11
Week 51	12/18/11 - 12/25/11	Week 24	06/26/11 - 07/03/11

A-1 is a newly remodeled 3 bedroom unit separate from the main resort

(Cut Along This Line and Return)

Opening Bid Date: February 1, 2011
 Closing Bid Date: April 30, 2011 at 5:00 P.M

Return to:
 Turtle Reef Club Auction
 10800 S. Ocean Drive
 Jensen Beach, FL 34957

Unit	506	310	401	102	105	105	206	409	110	A-1
Week	3	5	14	19	30	31	46	47	51	24
Opening Bid	\$2,000	\$3,500	\$2,000	\$850	\$700	\$700	\$1,000	\$1,500	\$3,500	\$6,900
My Bid										

Signature _____ Date: _____ Phone Number _____

Name _____

Address _____ City _____ Zip _____