



Turtle Lake Golf Colony Condominium Assn., Inc.

**SPECIAL ASSESSMENT
PRESENTATION
MARCH 16, 2023**

Purpose of the Special Assessment



Over expenditure
2022 Budget



Replenish
Reserve Accounts



Milestone Inspection
Structural Integrity
and Reserve Study



Unanticipated Funds
Reserve



Over expenditure 2022 Budget \$115,000

Rationale

- ▶ Used \$84,000 from reserves
- ▶ \$31,250 not allocated from operating to reserve

Major Expenditures

Hurricane Clean Up; \$27,000

Salaries: \$14,000 Two managers, disability difference, and training transition

2. Roof repairs: \$17,000 Hatches, pedestal replacement due to aging

Fire Equipment: \$15,000 replacement of faulty fire panel

Other Elevated Expenditures

1. Termite Treatment \$4000
2. Pool Repairs \$4500
3. Bldg. Maint. Repairs \$3500
4. Elevator repairs \$3200
5. Plumbing/Sewer \$3000

Replenishing Reserve Accounts \$100,000

Overview

- ▶ Historically our reserve account which was held around \$375,000
 - ▶ Reserve funds pay for non-recurring expenses. They go toward big, future projects or improvements like roofs, painting, landscape upgrades, painting, unexpected expenses or to pay off the final year of indebtedness
 - ▶ Current reserve balance (based in 12/31/22) financial report is \$290,000
- ▶ Turtle Lake is not broke!
 - ▶ Invested in some major projects the last few years, reducing our reserves account.
 - ▶ Clubhouse \$160K
 - ▶ Landscaping - Phase I & II \$330K
 - ▶ Pool Repair & Resurface \$126K
 - ▶ Dryers \$55K
 - ▶ We must replenish our reserves to pay for any future needed capital expenditures or any unforeseen expenses.

Milestone Inspection Structural Integrity and Reserve Study

\$120,000

FL Statute 55.899 Passed in May 2022

- ▶ Mandatory Structural Inspection for condos and coop 3 stories or taller.
 - ▶ Applicable buildings must have a Milestone Inspection once the building reaches a certain age, then every 10 years thereafter.
 - ▶ Within three (3) miles of the coastline: 25 years of age
 - ▶ More than three (3) miles of the coastline: 30 years of age
 - ▶ Buildings past their milestone year: by December 31, 2024
 - ▶ Turtle Lake will receive a certified letter notifying us of the inspection due - must be completed in 180 of receipt of notice.
 - ▶ Inspection and Reserve Study are done by a licensed engineering firm or architect
 - ▶ They will look for any deterioration of our building - specifically support and stability overall for safety purposes.
 - ▶ Phase II required if is deterioration is determined
- Bldg. 1 is 2.1 miles to Clam Pass!

Structural Reserve Study Overview

Requirements

- ▶ Every 10 years for each building
- ▶ Review of reserve funds required for major repairs and replacement of common elements
- ▶ Funds cannot be in a pooled reserve. They must be designated and used for the building component based on the structural integrity study.
- ▶ Must be completed by December 31, 2024

Visual Inspection Components

- ▶ Roofs
- ▶ Load bearing walls & structures
- ▶ Floor & foundations
- ▶ Fireproofing & fire protection systems
- ▶ Plumbing & electrical
- ▶ Waterproofing & Exterior painting
- ▶ Windows
- ▶ Any other maintenance or replacement cost that exceeds \$10,000

Failure by an officer or director of an association to have a milestone inspection or reserve studies performed is a breach of the officer's and director's fiduciary relationship to the unit owners.

Unanticipated Funds \$100,000

Predications for Future

- ▶ Insurance rates have and will continue to rise
- ▶ Insurance deductibles would be required for a major event or incident
- ▶ A property loss due, fire, flood, or disaster would incur unforeseen expenses which are not allocated in the general budget

Plan

- ▶ Establish an unanticipated insurance contingency reserve fund which would cover building and property deductibles, uninsured storm damage expenses and support the ongoing increase of insurance premium

Special Assessment Fees

1 Bedroom Unit	2 Bedroom Unit	A - 2 bedroom Unit
\$816.00	\$1061.00	\$1193.00

Due and Payable in one installment by May 15, 2023
GPM will mail a voucher and include payment instructions.

Special Assessment Member Discussion

- ▶ The Board recognizes the impact the special assessment may have on our owners.
- ▶ Over the years our community has kept the costs of operations low.
- ▶ The past few years have been a challenge - We have faced public health emergencies (COVID), Cat 4 hurricane, loss of a long term Board president, change in our management and other events.
- ▶ Increased inflation, aging infrastructure and regulatory requirements require us to plan for the financial stability of our property investment.
- ▶ We appreciate your support and welcome your comments or questions.

Please limit your discussion time to 3 minutes so all can be heard

Come up to the microphone when called and state your name and unit.