



TORTUGA BAY  
BEACHFRONT LIVING

# CARE-FREE MANAGEMENT

[TORTUGABAY.COM](https://TORTUGABAY.COM)



# COMMON AREA – HOA MANAGEMENT INCLUDES



- Security
  - 24-hour security
  - Gated entry
  - Close circuit surveillance
  - 12 cameras
- Insurance
  - Hurricane
  - Earthquakes
  - Fire
  - Theft
  - Liability
- Garden care
  - Maintenance
  - Plant replacement
  - Equipment
- Pool care
  - Cleaning
  - Maintenance
  - Equipment replacement
  - Seasonal heating
- Exterior electricity
- Elevators
  - Monthly inspection
  - Maintenance
  - Repairs



# COMMON AREA – HOA MANAGEMENT INCLUDES

- Labor
  - Security guards
  - Gardeners
  - Pool
  - Maintenance
- External accountants
  - Monthly and annual tax filings
- Beach
  - Federal concession fee
- Gym
  - Daily cleaning
  - Maintenance
  - Equipment replacement
- On-site management office
- Tortuga Bay owner's web-site





# PERSONAL PROPERTY MANAGEMENT INCLUDES

- On-site management company CasaGo
- Monthly payment of water and electric bills
- Annual property taxes
- Annual Trustee Bank fee
- Maid services (A-la-cart)
  - Pre-arrival
    - Departure
    - On-demand
- Family and friends check-in
- Rental management
  - 20% commission
- Hurricane preparations
  - Hurricane shutters before and after
- Unit inspection and maintenance
- Manage client custodial account
- Direct contact with manager





