

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.
341 N Birch Rd, OFC
Fort Lauderdale, FL 33304

March 11, 2026

Mr. Michael Kimmey
89 NE 17TH CT
Fort Lauderdale, FL 33305-2917

Service via Regular Mail

341 N Birch Rd #117
Fort Lauderdale, FL 33304

Service via Regular Mail

RE: Notice of Repair Costs Levied Against your Unit
Association: Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.
Unit: 341 N Birch Rd #117, Fort Lauderdale, FL 33304
Costs: Plumbing, Management Time in camera review
One thousand three hundred eighty-eight and No/100 (\$1,388.00) Dollars

Dear Michael Kimmey,

Thank you for attending the meeting on February 10, 2026 regarding the damage of the sanitary line that borders your parking space in the garage.

As you are aware due to your presence during the meeting, the Association's Board of Directors levied repair costs and excess management time in the amount of One Thousand Three Hundred Eighty-Eight and No/100 (\$1,388.00) Dollars against your Unit.

This letter shall serve as your invoice to pay the Costs to the Association and mail or hand deliver a check within not less than 30 calendar days following your receipt of this letter payable to the Fort Lauderdale Yacht and Beach Club Condominium Association, Inc. at 341 N Birch Rd #OFC, Fort Lauderdale, FL 33304.

Thank you in-advance for your cooperation.

Sincerely,
/s/ Matt Jelinek
Matt Jelinek as Manager

Cc: Board of Directors, File