

**FORT LAUDERDALE YACHT AND BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

341 N Birch Rd ♦ Fort Lauderdale, FL 33304

**MEETING NOTICE**

Date & Time: Tuesday, July 15, 2025 @ 5:30 pm, Eastern US Time  
Location: Zoom.US  
Meeting ID: 831 3362 1008  
Meeting Passcode: 372 243  
Via Phone: +1(305) 244-1968  
Via Website: <https://flyachtbeachclub.com/meetings>



**A COPY OF THIS AGENDA AND ALL ADDENDA IS POSTED ONLINE  
PLEASE VISIT FLYachtBeachClub.com and click on the MEETINGS PAGE**

**AGENDA**

1. Call to Order
2. Quorum of Board Members

| P – Leopold | VP – Hahne | S – Nesbitt | T – Donahue | D - Dobreff

3. Minutes approvals:

MOTION TO <a href="#">waive reading and adopt into the records of the Association Meeting Minutes from 2024: 21 AUG, 23 SEP, 22 OCT, 28 OCT, 14 DEC, 30 DEC as attached.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS

MOTION TO <a href="#">waive reading and adopt into the records of the Association Meeting Minutes from 2025: 02 JAN, 03 FEB, 11 MAR, 08 APR, 24 APR, 15 MAY, 04 JUN, 19 JUN as attached.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS

Secretary's Authorization for E-Signature	YES	NO
Does the Secretary of the Association authorize manager to apply a digital (typed) signature to any and all approved meeting minutes?		

#### 4. Treasurer's Report

- a. Treasurer
- b. Collections (Manager / Legal) —
  - i. 29 JUN 2025 TOTAL OUTSTANDING: \$24,993.63
  - ii. \$5,587.14 is #309 2023 SPA Payment that is unaccounted-for.
  - iii. \$10,432.05 will be paid in next 14 days; acceleration beyond that.
  - iv. Three (3) units going to collections on 16 JUL 2025 if no payment. Total of the balances on the three units is \$6,858.03.

#### 5. Current Business:

- a. Doc Repair — **Completed** ✓
- b. Plumbing Repairs #103, #415 — **Completed** ✓
- c. Roof and Walls repair (17-stack) — **Completed** ✓
- d. Campany Roof Repair – Distributed to board 23 APR 2025 @ 8:55 pm; — **Completed** ✓
- e. Exterior Lighting changes to photo cells
  - i. Pool and north sides — **Completed** ✓
  - ii. #103 Controller – Being completed THU 17 JUL 2025.
- f. Pool Deck Repair #317: (a) Assigned to Ricky; (b) Repair done, painting to be completed.
- g. Seawall evaluation / Diver — *Includes the soil sinking that was discussed over text messages by B. Hahne.*

6. Electrical Project:

a. STEPS:

- i. STEP #1 — All electrical boxes must be changed on 1<sup>st</sup> Floor.  
**Completed.** ✓
- ii. STEP #2 — Megger Testing. **22 – 28 July 2025.**
- iii. STEP #3 — If *new* wires, quote for install; If *old* wires, continue.

b. ANTICIPATED SCHEDULE:

- i. 2025.07.22 — Megger Testing
- ii. 2025.07.28 — Megger Testing Completion
- iii. 2025.10.06 — Anticipated arrival of three (3) switches

c. OTHER ITEMS:

- i. Treasurer — Has Enumerate mailed the payment coupons and details?

7. Other Projects:

- a. Plumbing Repairs — 11 Stack that Bill / Brian looked at on SAT 12 JUL 2025.
- b. Roof Repairs — Nuclear Moisture Testing has been ordered.
- c. Dock Painting — B. Hahne
- d. Seawall Cap Painting — B. Hahne
- e. Termite Treatment — **Completed.** ✓
- f. Landscaping Hurricane Tree Trim — **Completed.** ✓
- g. Landscaping Removal of Dead Trees — **Completed.** ✓
- h. Landscaping Replacement: 6' Foxtail near entry
- i. VIOLATION #309 – Palm Tree on Balcony: Manager stated it will be removed.
- j. Comcast model returned — **Completed.** ✓

8. NEXT BOD MEETING

- a. Recommend TUE 12 AUG 2025 @ 5:30 pm via Zoom.US.

9. Adjournment

MOTION TO			
MOTION	SECOND	OBJECTION(S)	MTG ADJOURNED AT

**MINUTES**

**APPROVED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Maryrose Nesbitt, Board Secretary

*Meeting minutes for the meetings referenced on page 1, section 3 are attached as separate files.*