

NOTICE TO ALL OWNERS

BOARD MEETING

FT. LAUDERDALE YACHT AND BEACH CLUB
BOARD MEETING AGENDA

Thursday May 15 , 2025 @ 5:30 pm

VIA: Zoom.US // Meeting ID: 831 3362 1008 // PC: 372 243 // Phone: +1-305-224-1968

I. CALL TO ORDER 5:33 p.m.

II. ~~APPROVAL OF AGENDA~~

III. Establish Quorum of Board

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

IV. Approve April 24,2025 Minutes

| | | | |
|---|--------|--------------|-----------|
| MOTION TO waive reading and approve minutes from 24 APR 2025. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | T | None | Adopted |

V. Treasurer's report

March Financials — Not yet circulated; Funds from operating that were needed to be moved to reserves have been moved; (1) Financial to Guy Strum has been sent; (2) Tax Filings have been completed;

VI. Current Business

- Dock Repair by June 1
 - Quote #1 — Sea Turtle Construction \$10,000.00 (EST 4943)
 - Quote #2 — Lovell Marine \$2,000.00 (*verbal*)
 - 5520 – Doc Repairs & Maintenance

| | | | |
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| MOTION TO approve Lovell Marine contingent upon completion before 01 JUN 2025. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | T | None | Adopted |

- Plumbing Repairs, 103, 415
 - #102 – Kunes Plumbing (Stack Replace; cast>PVC) \$1,850.00 / 5504 – Plumbing Repairs & Maint

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| MOTION TO approve. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | T | None | Adopted |

- #415 – Veteran’s Plumbing (hot H2O Supply) \$4,135.00 / /
5504 – Plumbing Repairs & Maint

| MOTION TO approve. | | | |
|------------------------------------|-------------------|----------------------|-------------------------|
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | D | None | Adopted |

- Roof and walls Repair 17 Stack
 - Company Invoice #7005627 / \$3,445.22
 - Company Invoice #7005626 / \$3,381.42
 - Total of \$6,826.64 / 5501 – Building Repairs & Maint

| MOTION TO approve. | | | |
|------------------------------------|--------------------|----------------------|-------------------------|
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| T | VP | None | Adopted |

- Company roof Repair and updated Roof Report Schedule
 - Distributed to the board via email 04/23/2025 @ 8:55 pm
 - [Mgr emailed vendor with concern about report card during mtg.](#)

| MOTION TO approve \$2,728.00 for the Silver Umbrella Roof Warranty program. | | | |
|---|--------------------|----------------------|-------------------------|
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| T | VP | None | Adopted |

- Seawall evaluation/Diver
 - Floridian Concrete Lifting / Est 2504-1519-8806 / \$22,550.
 - [Who is the diver? Bill will try to reach someone.](#)
 - *NOTE: Because this is over \$10K, Management recommends multiple quotes.*
- Exterior lighting controls/sensors
 - 2025.05.15 – Scheduled for TUE 20 MAY 2025
- Pool deck repair/317
 - 2025.05.13 – Assigned to Ricky
 - Upon receipt of invoice, the Assn can levy a LTD SPA to 317
 - Expected by: THU 29 MAY 2025

VI. Electrical Project

- Notice to Owners to complete Panel Replacement by June 1
 - Sent 14 MAY 2025.
- Fischer Schedule
 - STEP #1 — All electrical boxes must be changed on 1st floor.
 - STEP #2 — Megger Testing
 - STEP #4 —

- If *new wires*, then we would need a new quote for install.
- If *old wires*, no additional funds;
- Then wait for City Review of Megger Testing Report.
- STEP #5 — Schedule SPA Meeting & Notice Members (2 weeks advance-notice required. Send out LTD Proxy Form to (a) Establish Quorum; and (b) Establish Vote Count)
- STEP #6 — Levy SPA with Enumerate.
- [Schedule meeting in early June? LTD Proxy for Pooled Reserves Release. \(Repayment with SPA.\) **WED 04 JUN 2025 @ 6:00 pm via Zoom**](#)

VII. Discuss Additional Projects inclusion into Special Assessment

- . Plumbing Repairs — What other repairs are needed?
- . Roof Repairs — What other repairs are needed?
- . ~~Stabilization of Seawall~~ — Already asked and answered under *Seawall evaluation/ Diver (above)*.
- Sealcoat & Restripe – 1st Lady Paving Invoice#0543 \$1,100.00
 - 5501 – Building Repairs & Maintenance
 - MGMT Question: Is this covered by reserves?

| | | | |
|--|-------------------|----------------------|-------------------------|
| MOTION TO approve contingent upon tar removal from main drive. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | D | None | Adopted |

- (10) GRC Quote# 40085 – Hedge Replacement at stairs; Hedge Removal at side
- *Manager's Note: No sod install or any other ground cover listed.*

| | | | |
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| MOTION TO table to next meeting. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| T | VP | None | Table |

- (11) A to Z Awnings Quote of 5/15/2025 \$2,325.00 plus tax
- [207, 208, 309 can be done with a ladder](#)

| | | | |
|--|-------------------|----------------------|-----------------------|
| MOTION TO table to next meeting. | | | |
| MOTION | SECOND | OBJECTION(S) | MOTION IS |
| VP | T | None | Table |

VIII. New Business

- [Orkin](#) –
- [Trapper John](#) –
- [#306 – Dryer vent – Violation: Correct the concrete and then bill him for the repair. \(Ricky? Casa Fina?\)](#)

- Casa Fina (Julio) – Quote on front of bldg. that faces east to fix window trims. Will he treat the metal? Get price quote and schedule for later summer / early fall.
- Landscaping – Dead & dying trees have been removed, hurricane tree trim completed.
- Quote for 6’ foxtail palm or continuing hedge.
- Communication with Owners — Notice to owners on 1st of month. Bullet points and no proofreading necessary.
- Re-send “spring letter” as text in body of email.
- #309 – Palm Tree on Balcony – need to be removed?
- Megger Testing is limited to \$13K.
- #315 – Running air scrubbers to remove smoke scent. May be causing noise (in case we get noise concerns.)
- Comcast is still billing.

IX. Schedule next BOD Meeting — 05 JUN 2025 @ 6:00 pm – SPA MTG

X. Adjournment

| | | | |
|--------------------|--------|--------------|-------------------|
| MOTION TO adjourn. | | | |
| MOTION | SECOND | OBJECTION(S) | MEETING IS: |
| VP | P | None | Adjourned 7:09 pm |