

NOTICE OF MEETING

DATE & TIME: Tuesday, October 22, 2024 at 5:30 p.m., local time

LOCATION: Zoom.US // Meeting ID: **831 3362 1008** // Meeting Passcode: **372 243**
To join via phone, dial: +1 (305) 224-1968

AGENDA

1. Call to Order
2. Notice of Meeting
3. Board Members Present

| | | | | |
|----------------|-----------------|----------------|---------------|----------------|
| (P) J. Leopold | (VP) Bill Hahne | (S) K. Donahue | (T) M. Kimmey | (D) M. Nesbitt |
|----------------|-----------------|----------------|---------------|----------------|

4. Previous Meetings Minutes (*August 21, 2024 attached herewith*)

MOTION: to waive reading and accept into the records of the Association minutes from 23 SEP 2024.

| MOTION | SECOND | OBJECTIONS | MOTION IS: |
|---------------|---------------|-------------------|-------------------|
|---------------|---------------|-------------------|-------------------|

*Does the Secretary of the Association grant management the authority to apply an electronic signature in the approval of any minute(s) that have been adopted? **YES.***

5. Current Business

- a. Contract with Enumerate — Attached separately; Does the Association wish to continue?
- b. Electrical Panels in Units — Manager to present options how to handle after conversation with electricians.
- c. Electrical Switches in Building (3 large switches) — Manager working on three quotes.
- d. Spare A/C pump — Manager reviewed and is not a specialist, but believes the pump suggest may work. Recommend having the vendor who changes them look at it and then proceed to decision on ordering.
- e. SB-4 Requirements: FL Engineering behind due to hurricane. (Their office is closed.)

6. New Business

- a. Open a new account with CHASE BANK.
- b. Apply for ePay setup \$ 300.00
- c. Pressure Washing (Front of Bldg) = \$
- d. Pressure Washing (Garage) = \$
- e. Parking blocks: Replace / repaint / re-stencil = \$
- f. Tile replacement = \$

7. Member Concerns

Fort Lauderdale Yacht and Beach Club
Condominium Association, Inc.

341 North Birch Road
Fort Lauderdale, FL 33304

- a. 311 — Past Due Balance
 - b. Unit Owners w/o Keys in the office – Manager needs the list
- 8. Next Meeting 28 OCT 2024 (Budget Mtg.)
- 9. 2024 Annual Meeting — December 14, 2024; 1st Notice on/before October 14, 2024
- 10. Adjournment

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| <i>MOTION</i> | <i>SECOND</i> | <i>OBJECTIONS</i> | <i>MOTION IS:</i> |
|---------------|---------------|-------------------|-------------------|

MINUTES

APPROVED: _____
Kathy Donahue as Secretary of the Board

_____ Date

MEETING MINUTES FROM 21 AUG 2024 @ 5:30 p.m., via Zoom.US

1. Call to order by President [5:35 pm](#)
2. Quorum of Board Members

| | | | | | | | | | |
|----------|----------------|----------|-----------------|----------|----------------|----------|---------------|----------|----------------|
| X | (P) J. Leopold | X | (VP) Bill Hahne | X | (S) K. Donahue | X | (T) M. Kimmey | X | (D) M. Nesbitt |
|----------|----------------|----------|-----------------|----------|----------------|----------|---------------|----------|----------------|
3. Members present: [Bob Porter \(416\)](#); [Kurt Massing \(209\)](#); [Rick Dobreff \(315\)](#)
4. Disposition of previous meeting's minutes // Secretary's signature
 - a. **MOTION** to waive reading and accept meeting minutes from the meeting on 06 AUG 2024 into the records of the Association.

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|---------------|---------------|-------------------|-------------------|
| MOTION | SECOND | OBJECTIONS | MOTION IS: |
| S | P | None | Adopted |

Secretary approves electronic signature on minutes.
5. Old and Current Business:
 - a. Milestone Reserve Study (SB-4 Requirement Due by 31 DEC 2024)
 - i. [Manager to get quotes for Inspection and Study. Present to Board in SEP 2024.](#)
 - b. Roof / Insurance Issue – *The insurance company wants the roof replaced or they will cancel the insurance. Just the tar & gravel roof needs to be replaced. [A letter from an engineer will not work according to the insurer as the roof is beyond its usable life.](#) Manager to check in with his brokers for alternative insurance.*
 - c. Staffing and Personnel
 - i. Ms. Saint (Janitorial & Maintenance):
 1. Contract from AUG 2023:
 - a. 01 NOV – 30 APR 5x/wk - \$1,600.00 / mo.;
 - b. 01 MAY – 31 OCT 3x/wk - \$975.00 / mo.;
 - c. Task list is on existing contract;
 2. Supplies – not being reimbursed; Althea @ Enumerate; Ms. Saint to text manager supplies as needed. Manager will order supplies and then deliver them to the storage room.
 3. Manager to get insurances from them.
 4. Contract – Review and then sign an amendment or new contract.

- ii. Debra — Through 31 AUG 2024;
- d. Schedule for electrical work and notices to owners
 - i. 2024.08.21 – Finishing up with 218; Following week, 118; Week after 318
 - 1. Manager to speak to electrician about schedule;
 - 2. Individual Unit Panels (includes new riser wire, new breakers, service upgrade to 200amp service, 10-yr smoke detector battery. ~ \$3K/unit.)
 - 3. Individual units may be charged a LIMITED Special Assessment.
 - e. Special Assessment Letter for Association's side of the electrical work
 - i. 3 large switch panels \$154K; Manager to get other quotes.
- 6. New Business
 - a. Projects and Priority of each
 - b. Website
 - i. MOTION for management to develop a website pursuant to the contract.

| | | | |
|----------------------|----------------------|--------------------------|--------------------------|
| <i>MOTION</i> | <i>SECOND</i> | <i>OBJECTIONS</i> | <i>MOTION IS:</i> |
| VP | S | None | Adopted |

- 7. Next meeting date & time: TBD when bids come in.
 - a. Item(s) for next meeting: (A) Back-up pump; *Brian in 311 (tenant) was able to offer information about a pump with larger impeller (high-volume pump vs. the medium-volume/medium-pressure pump currently in-place.) Aloha A/C installed last pump. AB Electric supplied current pump.
- 8. Annual Meeting is 14 DEC 2024
- 9. Motion to Adjourn

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|----------------------|----------------------|--------------------------|-----------------------------|
| <i>MOTION</i> | <i>SECOND</i> | <i>OBJECTIONS</i> | <i>ADJOURNED AT:</i> |
| VP | T | None | 6:51 pm |

APPROVED

BY:

Kathy Donahue, Secretary of the Board

DATE:

Short-term action items:

- Semi-annual tree cut / trim (October)
- Pest Control (2nd Tuesday of each month)
- Improve security cameras – move monitor to the office
- Pressure clean & seal front driveway / paint repair bumpers
- Replace / repair tile in meeting room
- Seal asphalt of driveway
- Evaluate Waste management contract
- Identify all rental units have emergency contact per Ft. Lauderdale law with Management.
- Back up pump
- Notice of Electrical unit panel replacement schedule and financial requirements.
- Address Ms. Saint's schedule
- Update List of Emergency keys for units
- Plan / Schedule discussion on special assessment.
- Timeline for battery change on keyless entries

Long-term action items:

- Sea-wall repair / replace main electrical panel & unit panels
- Check under wood deck for condition of the seawall