

NOTICE TO ALL OWNERS

# BOARD MEETING

FT. LAUDERDALE YACHT AND BEACH CLUB  
BOARD MEETING AGENDA

Thursday, June 5, 2025 @ 5:30 pm

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

I. CALL TO ORDER

II. Establish Quorum of Board

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

III. Approve April 24, 2025 Minutes

MOTION TO <a href="#">waive reading and approve minutes from 24 APR 2025.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">VP</a>	<a href="#">T</a>	<a href="#">None</a>	<a href="#">Adopted</a>

IV. 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

MOTION TO <a href="#">approve Lovell Marine contingent upon completion before 01 JUN 2025.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">VP</a>	<a href="#">T</a>	<a href="#">None</a>	<a href="#">Adopted</a>

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

MOTION TO <a href="#">approve.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">VP</a>	<a href="#">T</a>	<a href="#">None</a>	<a href="#">Adopted</a>

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

MOTION TO <a href="#">approve.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">VP</a>	<a href="#">D</a>	<a href="#">None</a>	<a href="#">Adopted</a>

- 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 <a href="#">approve.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">T</a>	<a href="#">VP</a>	<a href="#">None</a>	<a href="#">Adopted</a>

- 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 <a href="#">approve \$2,728.00 for the Silver Umbrella Roof Warranty program.</a>			
MOTION	SECOND	OBJECTION(S)	MOTION IS
<a href="#">T</a>	<a href="#">VP</a>	<a href="#">None</a>	<a href="#">Adopted</a>

- 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 1<sup>st</sup> 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 – 1<sup>st</sup> Lady Paving Invoice#0543 \$1,100.00
  - 5501 – Building Repairs & Maintenance
  - MGMT Question: Is this covered by reserves?

MOTION TO <a href="#">approve contingent upon tar removal from main drive.</a>			
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.*

MOTION TO <a href="#">table to next meeting.</a>			
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 <a href="#">table to next meeting.</a>			
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 1<sup>st</sup> 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