



**Special Meeting to Amend Documents and
Move Funds from Special Assessment Accounts**

Tuesday, July 28, 2026 @ 5:30 pm, local time

In person: 341 N Birch Rd, Ofc, Fort Lauderdale, FL 33305

Via Zoom.us: Meeting ID: 83133621008; Passcode 372243; Phone: 305-224-1968

Posted online and at the property on 14 July 2026

MINUTES

1. Call to Order 5:33 pm
2. Notice of Meeting Posted, mailed, e-mailed, on website
3. Attendance Quorum established
4. Current Business
 - a. Manager's Report
 - i. Motion to restrict Unit #117's use of the common elements until the balance due for repairs (\$1,388.00) is paid in full. Motion by P, Second by the Secretary, Objections: None.
 - b. Treasurer's Report
 - i. Duplicate payments and multiple payments (insurance, water, Waste Management) YTD \$31K to the positive on the current budget. Will be Sep / Oct before we can address the outstanding issues. Insurance is 41% of the total budget. Any roof work will show up in savings on the insurance.
 - c. President's Report
 - i. Landscaping project is going well.
 - ii. Lawn looks good.
 - iii. Podocarpus looks great.
 - iv. New up lighting will be installed this week.
5. New Business
 - a. Documents Changes Adopted.

- b. Special Assessments Accounts (23/25) **Adopted.**
 - c. #117 – Restriction on use of Common Elements for Balance Due **Motion by P;**
Second by T; Objections: None; Motion Adopted.
6. Member Forum (QR-2 / 2026)
- a. **SIRS Report Inquiry — published online at**
<https://flyachtbeachclub.com/inspections>
 - b. **Collections — lower than they’ve been in a long, long time.**
 - c. **Sprinklers — A majority are on the well. Some are on city water. Will be
change the other ones going to be changed over to the well?**
 - d. **Air Filters for A/C Units — Change more frequently? (Tabled for later
discussion.)**
 - e. **My Safe Florida Condo Program — Meeting and vote (75% required)**
 - f. **Annual Meeting — December 12, 2026**
7. Next Meeting **8/12/2026 @ 5:30 pm**
8. Adjournment **Motion to adjourn; Adjourned 6:26 pm**

NOTE: There were technical difficulties with the recording and it wasn’t discovered it wasn’t working until after adjournment. Minutes were kept below and most voting was done by proxy forms, which were recorded and saved.