

October 31, 2024

SERVICE: (a) Mailed to each unit owner; (b) Emailed to unit owners with email addresses on-file; (c) Published to notice board at the Association; (d) Published to website at FLYachtBeachClub.com/notices.

ALL OWNERS
FORT LAUDERDALE YACHT & BEACH CLUB
CONDOMINIUM ASSOCIATION, INC.
341 N BIRCH RD
FORT LAUDERDALE, FL 33304

**RE: ELECTRICAL CHANGES REQUIRED OF EACH UNIT BY CITY OF FT LAUDERDALE
ELECTRICAL CHANGES REQUIRES OF ASSN BY CITY OF FT LAUDERDALE**

Dear Owners,

Earlier this year we performed the 40-year safety inspection required under Florida Building Code (“FBC”) and the City of Fort Lauderdale’s Unified Land Development Regulation (“UDLR”).

The findings of that report are available for you to view on the Association’s website at: <https://FLYachtBeachClub.com/inspections>. To summarize the findings, there are two major elements that the Association – and you as an individual unit owner – must undertake involving electrical upgrades.

Time is of the essence. The City of Fort Lauderdale has already moved to impose fines against the Association, but the Association cannot proceed until unit owners have upgraded their panels.

ASSOCIATION REQUIRED CHANGES

The Association is required to install three (3) new electrical switches. The Association is currently getting these quoted-out with the new management. There ***will be*** a Special Assessment levied for these new switches. The anticipated cost is projected (based upon current quotes) to be around \$160,000.00 (One Hundred Sixty Thousand Dollars).

Each panel in each unit must be upgraded ***first***. That means you, as an Owner must get your panel changed.

The Association will be pulling permits for the three (3) switches once vendor selection is completed. This should stop the fines from accruing and allow the Association’s Owners additional time to get their panels changed.

Continued Next Page

OWNER REQUIRED CHANGES and SCOPE OF WORK

Each unit owner **MUST** install a new electrical panel with a new service line down to the switch. This is a very-involved process. Already approximately three (3) units in the 18-stack have made the change using a vendor named POWERSERVE. The most efficient way to handle this process is for each “stack” to be completed at the same time. A “stack” means the units that end (for example) in “18” – 118, 218, 318, etc. You are ***not*** required to use this vendor, but to make things easier, we are providing information so that you can schedule your electrical panel change and new main line install with management should you opt to use POWERSERVE.

Each unit owner will be responsible for the cost(s) and signing all applicable permit and notice of commencement forms as well as getting originals back to management in a timely manner. Again, ***time is of the essence.***

YOUR NEXT STEPS:

1. Contact the Manager via email ***with your address and unit number in the subject line*** at Matt@AMP-Florida.com;
2. Schedule a visit for a quote from POWERSERVE.
3. Decide if you will be using POWERSERVE or your own vendor.
 - a. **IF YOU USE POWERSERVE:** The Manager will provide you payment instructions.
 - b. **IF YOU USE YOUR OWN VENDOR, THE VENDOR MUST PROVIDE:** (a) A commercial general liability insurance policy of not less than \$2M naming the Association and Management as additionally-named insureds; and (b) A worker’s compensation insurance policy for ***each worker*** who will be on Association Property or inside your unit performing this work. These must be received before ***any*** work begins.
 - c. **ALL UNIT OWNERS **MUST** OBTAIN PERMITS FOR THIS WORK!!**
4. Once you have made your down-payment, the Manager will work with your schedule to have the changes made to your electrical panel. Upon completion of work, you will pay POWERSERVE (or your vendor) for the completed work and then the final payment will be once the permit and notice of commencement are closed.

Attached you will find a BROWARD COUNTY UNIFORM PERMIT APPLICATION along with a NOTICE OF COMMENCEMENT. These are available online as well. The permit application and notice of commencement provided have already been filled out for POWERSERVE. LINKS TO THESE APPLICATIONS ARE AVAILABLE AT: <https://FLYachtBeachClub.com/inspections>.

We thank you for your time and help in quickly getting this accomplished!

FOR THE ASSOCIATION:

/s/ John Leopold

John Leopold, President of the Board of Directors

Fort Lauderdale Yacht & Beach Club Condominium Association, Inc.