

NOTICE TO ALL OWNERS
BOARD MEETING
FT. LAUDERDALE YACHT AND BEACH CLUB
BOARD MEETING AGENDA
Tuesday, March 10, 2026 at 5:00 pm
Via Zoom.US*

Pursuant to Florida Statutes, this meeting will be audio and video recorded.

1. Call to Order
2. Meeting Minutes of 10 February 2026
3. Management Report
 - a. City of FLL Lien Forgiveness Filing
 - b. Fischer / Engineering
 - c. Owner Billings and Legal Notices.
 - d. Broward County Elevator Certification
 - e. Waste Management Container Change
 - f. Follow-up on MFOL Payment
 - g. Attached Notice for #117 Repair Levy (requires approval)
 - h. Property Maintenance
4. Committee Reports
 - a. President's Report
 - b. Treasurer's Report
5. New Business
 - a. Lock on pump room
 - b. Wind / Hazard Insurance Policy
 - c. Roof Grant (Rick D.)
 - d. Bike Racks (Rick D.)
 - e. Painting the front of the building (Rick D.)
 - f. Review of Bookkeeping Vendor
6. Next Meeting
7. Adjournment

- *MEETING NOTICE LINK: <https://flyachtbeachclub.com/meetings>
- WEBSITE: <https://zoom.us>
- MEETING ID: 831 3362 1008
- PASSCODE: 372 243
- PHONE: +1 (305) 224-1968

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.
MEETING MINUTES
Tuesday, February 10, 2026, Via ZOOM LINK*
5:00 PM

- I. CALL TO ORDER 5:18 pm
THIS BOARD MEETING WILL BE RECORDED PURSUANT TO FLORIDA STATUTES IN AUDIO AND VIDEO FORMAT.
- II. APPROVAL OF AGENDA Motion adopted on voice vote.
- III. APPROVAL of December 13, 2025 Minutes. Motion adopted on voice vote.
- IV. APPROVAL of January 14, 2026 Minutes. Motion adopted on voice vote.
- IV. Management Report
 - A. City of FLL Fines
 - B. Fischer, Engineering,
 - C. Owner Billings and Legal Notices.
 - D. C&C Landscaping Invoice
 - E. Pool Repair Proposal
 - F. Pet Policy
 - G. Property Maintenance
 - H. Motion to authorize manager for fine / lien reduction. Motion adopted on voice vote.
- V. Old Business
- VI. Committee Reports
 - A. President's Report, AMP's Schedule
 - a. Seawall repair completed – thank you Rick!
 - b. Lawn re-install completed.
 - c. Some palm trees are sick – GRC looking into this.
 - d. Pool heater is reset to 84F.
 - B. Treasurer and Finance Committee
 - a. DEC 2025 Financials Rec'd. Loss of ~\$300.00 (*includes seawall repairs*)
 - b. Balance sheet comparison with SA25 Accounting pretty close to matching.
 - c. Cash On-Hand inquiry about interest-bearing account. Reserves are in interest-bearing accounts.
 - d. Very expensive January, high plumbing expenses, some landscape / tree work upcoming.

- e. ACH – 24 of 37 owners used it. FEB Email to Owners to remind them to switch to auto pay.
- f. Any excess from SA25 or SA23 – SIRS Reserves (LTD Proxy / Special Meeting for Owners to approve.)

VI. New Business

- A. Levy of Repair Costs against Unit #117 for sanitary pipe damage, investigation and repair.
 - a. Mike Kimmey: Summary of completed package emailed by manager to the board members.
 - i. Formally challenging charges & investigation.
 - ii. 718.113 & 718.115 – Assn resp. for repair of common elements without evidence of damage / negligence.
 - iii. Owner offers \$350.00 for the repair of the pipe as the pipe was beyond the life of the pole. #215 and #411 pipes have been replaced (?)
 - b. Rick Dobreff (for the Assn):
 - i. Regardless of condition of the pipe it was working and needs to be returned to working order.
 - ii. Owners / guests who create damage are responsible for repair costs.
 - iii. <Document will be uploaded to the website with meeting minutes upon approval>
 - iv. If there is no evidence of damage to a pipe, the Association would pay for this.
 - v. The Association had two (2) bids of roughly \$1,300 and \$4,000. Association took the lower bid. Association took a fiscally responsible approach.
 - vi. Guest created damage, the Owner is responsible for guest behavior.
 - vii. 14 JAN 2026 verbal agreement that if Assn found negligence / damage by guest(s) / Owner, that the Owner would pay for time to investigate.
 - viii. The Association appreciates the volunteer work that has been done by Owner, but that does not remove liability.
 - ix. Guest has offered \$350 to the Owner. That is between the guest and Owner, not the Association.
 - c. John Leopold (D) – Believes it's circumstantial; Does not believe there's sufficient evidence;
 - d. Total amount of \$1,388.00 vs. Mike's offer of \$350.00 (via his guest).
 - e. Motion to take \$350.00 from guest, split difference between Association and the Owner (#117) –
 - i. Guest - \$350.00 to be collected
 - ii. Association - \$519.00

- iii. Owner - \$519.00
 1. MOTION BY THE DIRECTOR;
 2. SECOND BY
 3. MOTION FAILS
- f. Motion to levy repair costs and investigative costs (mgr's time) against unit #117 in the amount \$1,388.00 per verbal agreement of 14 JAN 2026.
 - i. MOTION BY THE VICE-PRESIDENT
 - ii. SECOND BY THE PRESIDENT
 - iii. MOTION ADOPTED ON VOICE VOTE

VII. Adjournment and Schedule Next Meeting

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Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.
341 N Birch Rd, Ofc, Fort Lauderdale, FL 33304
FLYachtBeachClub.com

Meeting Minutes from: January 14, 2026 at 5:00 pm

VII. CALL TO ORDER 5:24 PM
THIS BOARD MEETING WILL BE RECORDED PURSUANT TO FLORIDA STATUTES IN AUDIO AND VIDEO FORMAT.

VIII. APPROVAL OF AGENDA Motion by T, Second by VP, No objections.
Approved.

IX. APPROVAL of December 13, 2025 Minutes. Tabled to next meeting

IV. Management Report

- I. City of FLL Fines
- J. Fischer, Engineering,
- K. Owner Billings and Legal Notices.
- L. C&C Landscaping Invoice
- M. Pool Repair Proposal
- N. Pet Policy
- O. Property Maintenance

V. Old Business

- A. Roof Repair Proposals, Vote
Motion approving Rainbow Roofing proposal by T; Second by P;
Adopted.

Committee Reports

- C. President's Report, AMP's Schedule
 - a. Casafina painting front of building. \$12,550.00 (*includes window replacement casements.*) Also work with comcast to remove all cables except office and #103.
 - b. Ask Jose for a discount.
 - c. Handyman has been doing amazing job. Include: (i) Doormats; (ii) Lightbulbs in garage and around property; (iii) folding chairs are missing nuts and need to be fixed; (iv) Pins for the umbrellas (ordered by Bill); (v) Vents outside laundry rooms need to be cleaned-out;
 - d. **Manager to call laundry vendor to have heat element for dryer on 3rd floor repaired.**

D. Treasurer and Finance Committee

- a. Nov 2025 Financial Statements
- b. Operating \$106,389; exceeded liabilities by about \$20K
- c. SA25 \$94,450
- d. Res \$150,731
- e. SA23 \$15,890
- f. A/R \$30,303 – 50% past-due
- g. SA25 outstanding - ~\$27K OCT 15 was final payment
- h. -\$9,093 NOV25 Net Operating Loss
- i. Big invoices we received in DEC 2025 for various items.
- j. YTD Net Income \$25,900; will likely be reduced with DEC repair invoices.

VI. New Business

- B. Boards' Owners' Communication; key inventory
Winter Season schedule,
- C. Parking space vehicle damage resolution
- D. Set BOD members required forum (4).

VII. Adjournment and Schedule Next Meeting

Tuesday, February 10, 2025 @ 5:30pm

Adjourned at 6:13 pm via motion by P, Second by T; No objections

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.
341 N Birch Rd, Ofc, Fort Lauderdale, FL 33304
FLYachtBeachClub.com

Meeting Minutes from: December 13, 2025 at 10:00 am

****IMPORTANT NOTE**** A declaration amendment was adopted by unanimous consent. See Item #11, below.

Annual Meeting Minutes

Held on Saturday, December 13, 2025 at 10:00 am in the meeting room at the Association, 341 N Birch Rd, Fort Lauderdale, FL 33304. The meeting was held in-person. Recording attempt was made but did not work.

MINUTES

1. The meeting was called to order by President John Leopold.
 - a. President nominated Bill Hahne as new President, Rick Dobreff as new Vice-President, Maryrose Nesbitt as Secretary, Kathy Donahue as Treasurer, himself as director. Second was made by VP Bill Hahne, no objections were recorded, officers were seated, Director Leopold turned the meeting over to Bill Hahne.
 - b. Bill Hahne thanked John for all he's done for the Association and for remaining on the Board of Directors for 2026.
2. VP Dobreff discussed the electrical switch upgrade project.
 - a. Labels/placards to be installed by THU 18 DEC 2025.
 - b. Inspection on SAT 20 DEC 2025 by UNDO SO under the Mullens 40 yr agreement.
 - c. FPL was on site on THU 11 DEC 2025 looking at updates to the transformer.
 - d. Treasurer Donahue pointed out that Rick was taking on project mgmt. role and saved the association roughly \$15,000.00.
 - e. The entire process went about as smoothly as it could have gone.
 - f. Project is expected to come in **UNDER** budget.

3. VP Dobreff discussed the seawall project.
 - a. Stable soils will be on-site starting MON 15 DEC 2025 in the late afternoon hours. They will be working all week to perform work according to their contract.
 - b. Dobreff did a lot of background research on the company including checking references, online reviews, Better Business Bureau (BBB) information. All came back extremely favorable and positive.
 - c. The problems with the seawall include a leak, a “soggy” area and potential trip and fall hazards that will be fixed.
 - d. There will be some dock boards that have to come up for the work. Association is responsible to repair & repaint those.
 - e. Sections of shuffleboard may need to come up. Association is responsible to repair & repaint those.
 - f. The cement walkway will be re-sloped so water drains away.
 - g. Sloping to the seawall cap will be fixed.
 - h. Estimated budget is \$46K.
 - i. The overall objective is to provide time for the association to: (i) raise funds; (ii) not rush research on the best approach to the seawall; (iii) ensure the safety of the property; (iv) ensure the longevity of the property.
 - j. A new seawall is (at a minimum) about \$200K and would require a new dock of about \$100K.
 - k. Roof drains will drain out to intercoastal waterway.
4. Finance Report – David Donahue
 - a. Cash position is strong.
 - i. More than 3 months of operating expenses (average) in cash flow.
 - ii. Collections are at \$51K, which is over 10% of the annual budget. These are from four (4) owners.
 - iii. SPA Receivables are in very good position.
 - iv. As of 10/31/2025 there appears to be a surplus of roughly \$35,800.
 - v. Repairs and Maintenance were high: (1) Roof; (2) Plumbing;
 - vi. Reserves in 2026 are moving to \$6K/mo from \$5K/mo.
5. SIRS REPORT
 - a. Florida Engineering has to provide the Reserve Study. They were notified by management that they did not do so. Management also alerted the Florida Department of Business & Professional Regulation that the Association is working to get this.
6. 2023 SPA Question > Board will table this and handle in next board meeting.
7. Condo dues remain the same for 3rd consecutive year.

- 8. Painting the front of the building will be occurring in 1st quarter 2026.
- 9. MEMBER CONCERNS
 - a. #217 – (1) Complaint about parking space #'s. Request for her number to be change from “217” to “2” for security reasons. (2) Concern about parking space line. Maintenance to repaint. (3) Pets – are guests allowed to have pets? Referral to documents. (FLYachtBeachClub.com/documents). (4) Washers and dryers in units – are not allowed. (5) On-demand hot water heaters – are not allowed. The building isn’t designed to handle that much power and water in every unit.
 - b. N. Leake – (1) Guests “camping by the canopy and on the dock.” People are coming early or staying late and loitering. Request for guests to keep things out of the way and not loiter. – House rules provided.
 - c. N. Massing – People need to leave after they check-out.
- 10. 2026 BUDGET ADOPTION AND WAIVER OF 100% FUNDING OF RESERVES was adopted on a voice vote with no objections.
- 11. The Motion to amend the Declaration of the documents as put forth on the following page was adopted unanimously as a voice vote.
- 12. A motion to adjourn was adopted at 11:36 am, local time via a voice vote with no objections.

MINUTES

APPROVAL: _____

_____ **Date**

QUESTION #1: DECLARATION AMENDMENT

Public Records of Broward County Florida, Official Record Book 21512, Page 0203.
 DECLARATION, ARTICLE V, “IDENTIFICATION OF UNITS, MAINTENANCE OF UNITS, SHARES IN COMMON ELEMENTS AND VOTING RIGHTS:

SECTION 5.04

“Each unit Owner shall maintain, repair and replace at his expense all portions of his Unit not covered by the insurance policy maintained by the Association, including, but not limited to, window and balcony or terrace glass, screens and associated hardware. Notwithstanding anything to the contrary contained herein, front exterior doors to the Unit shall be maintained, repaired and replaced by the Association, ~~including~~ **excluding** all exterior hardware except door numbers.”