

FORT LAUDERDALE YACHT & BEACH CLUB CONDOMINIUM ASSOCIATION, INC.  
2024 ANNUAL MEETING  
Saturday, December 14,2024 @ 10:30 am, local time in the Meeting Room

Attendance:

- FLYBC Manager, Matt Jelinek
- Porter, Millie and Bob,416
- Comos, Jan ,316
- Leake, Joe and Nancy, 318
- Leopold, John and Peggy, 307
- Fillenworth, Lynn,101,102
- Kulasenski, Rob, 306
- Frenzel, Adam, 411
- Batson, Linda, 308
- Baker, Rance, 204
- Hahne, Bill, 118
- Nesbitt, Maryrose, 218
- Donahue, Dave and Kathy, 312
- Reynolds, Beverly, 307,308,215
- Massing, Kurt and Nancy, 209
- Christian, Carl, 103
- Dobreff, Rick, via phone, 315
- Kimmey, Mike, “ ” , 117
- Frusterio,(Roscioli)Brian, 311

————— MINUTES —————

1. President Leopold called meeting to order at 10:37 am.
2. Owners introduced themselves. (Quorum was established)
3. Owners Ballots submitted by Owners present or mailed to Management. / Notice of Meeting
  - a. Ms. S. Batson and Porter appointed to open and count ballots.
  - b. 26 Ballots submitted. Report, all candidates but Kimmey voted in.
  - c. Mr. Kimmey was thanked for his work
  - d. Mr. Dobreff congratulated on his joining the BOD.
  - e. Hahne: Motion to adjourn, Nesbett second; All ayes
4. Election of Officers:
  - a. Hahne nominated John Leopold for President, Donahue Second, All ayes
  - b. Donahue nominated Bill Hahne for Vice President, Nesbett second, All ayes
  - c. Hahne nominated Donahue for Treasurer, Leopold second, All ayes
  - d. Donahue nominate Maryrose Nesbett for Secretary, Hahne second, All ayes
  - e. Rick Dobreff, Member at Large
  - f. Hahne : Motion to close meeting, Donahue second, All Ayes
5. Notice given that the FLYBC Budget Meeting is scheduled for December 30<sup>th</sup> at 5 P.M. via Zoom
6. 2025 Proposed Budget circulated and is available on website.
7. Meeting Adjourned at 11:20.

**APPROVAL OF  
MINUTES:**

\_\_\_\_\_  
MaryRose Nesbitt, Secretary

**DATE:** \_\_\_\_\_

FORT LAUDERDALE YACHT & BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

**2024 Open Forum Meeting**

Saturday, December 14, 2024 @ 10:30 am, local time in the Meeting Room

Manager's Notes: *The Association did not invoke RONR and had a general discussion about the concerns that Members expressed to their newly-elected BOD. BOD Members (several) asked multiple times if any other Member(s) had anything they wanted to speak about. No Members present in-person or via phone identified they wanted to speak at the end of the meeting. Manager notes that all Members were respectful and had a positive, productive exchange of ideas, concerns, challenges and possible solutions.*

1. President Leopold explained that Florida Law requiring four Open Meeting of Owners per year with no set agenda. This is Meeting One. Further meetings will be scheduled after Management polls Owners for the scheduling preferences.
2. Hahne reviewed property improvements
3. Massing questioned the new Reserve law and Management explained that the 2 required Studies have been done but have been delayed by hurricane damage to Engineer's office. M. Porter questioned process. Baker clarified a number of issues and possible loan options to consider.
4. M. Porter questioned accounting and bill paying.
5. Fillenworth asked for clarification of the fines being levied on Association by city for Electrical repairs. M. Porter questioned the allowed timeline. Agreement that we need to move forward as quickly as possible. Management working on getting third proposal for BOD to vote on the Three Switch Panels replacement.
  - a. N. Leake asked if violation affected rentability. Mgmt. said no.
6. Review of Insurance situation and gravel roof issues.
7. Back up Pump replacement completed.
8. Door Lock policy discussion and the need to clarify replacement process and conformity.
  - a. Comos asked if "peep holes" can be put in doors. Leopold explained that no alterations can be done that affect the Hurricane Warranty on any doors. Management suggested a CC camera option. (Mgmt noted that doors are owned by the Association, not the individual unit owners.)
9. Kulasenski questioned current account balances; the most recent report is the September Financials .
10. Baker discussed the partial funding of Reserve Funds.
11. N. Leake commended Board for its work during this past difficult year.
12. Management: All Owners will receive Proxy Forms for the December 30<sup>th</sup> Meeting.
13. Open Forum concluded at 12:40 pm.

Respectfully submitted,  
Kathy Donahue, 2024 FLYBC Secretary

**APPROVAL OF  
MINUTES:**

\_\_\_\_\_  
MaryRose Nesbitt, Secretary

**DATE:** \_\_\_\_\_