

FORT LAUDERDALE YACHT & BEACH CLUB CONDOMINIUM ASSOCIATION, INC

Meeting Minutes from the meeting held on **11 MARCH 2025 at 5:30 pm in-person at the meeting room of the Association, located at 341 N Birch Rd, Fort Lauderdale, FL 33304.**

1. Call to order at 5:39 pm by the President.
2. Motion to waive reading and adopt meeting minutes from December 2024 as well as February 2025 was adopted on a voice vote with no objections.
3. Management Report
 - a. Pump Replacement: (i) No replacement is needed as Brian adjusted the springs on the feet; (ii) Manager to determine and order the gaskets specified in the report provided by Aloha Air Conditioning. (iii) The Board of Directors things it would be a good idea to get a LOG BOOK for the A/C Pump so that notes can be maintained as the dates and service(s) performed.
 - b. Elevator Maintenance Contract: The board discussed the two (2) proposals from MOWREY and MOTION. As MOTION offers a full turn-key service with annual recertification, the Board voted to proceed with the Motion Elevator Proposal at the all-inclusive plan on a voice vote with no objections. Manager will send the proposals along with a signature block approval to the Board of Directors via DocuSign.
 - c. Trash / Recycling Contract: Management was able to get a quote from Republic Services for Trash & Recycling that was a fraction of what the recommended (new) contract rate by Waste Management was quoted at. The Board of Directors instructed the Manager to get a buy-out offer from Waste Management so that there is a figure before the Board takes further action(s).
 - d. FLL Fire Dept — Manager and Bill Hahne to be listed as contacts on the card.
Manager needs a copy of the key for the main gate lock.
 - e. Comcast / Kings III: The Association changed to KINGS III from Comcast for elevator phone service on MON 10 MAR 2025. The Board of Directors adopted a MOTION via voice vote with no objection(s) to cancel the Comcast Service immediately.

4. The Board of Directors, in recognition of his amazing assistance at the Association has voted to approve the purchase of a gift card in the amount of Three Hundred and NO/100 (\$300.00) Dollar to Vitola (a local restaurant) in recognition and appreciation for all that he has – and continues to do – for the Association saving the Association substantial funds. The approval occurred as a MOTION with no objection(s).
5. Painter — Manager to speak to Casa Fina (painter) for various projects around the Association (dryer vents, etc.)
6. Handyman — Tabled until further notice. Manager to speak with Ricky Delude.
7. Secured Credit Card — The website of the Association requires a credit card to be on-file. Management currently has its credit card listed there, however, the Association wishes to obtain its own (secured) credit card. A MOTION was made and adopted to get a secured credit card. There were no objections.
8. Plumber – MaryRose (S) recommended using VETERAN’S PLUMBING as the plumber for the Associations.
9. Roofer — Campany: Manager to do the following: (i) Get a copy of the existing contract; (ii) Get a copy of the warranty repair contract that costs \$2,400.00 per year; (iii) Get proposal for repair of #217 Soffit that is leaking into interior wall.
10. Gutters — Manager to provide the two (2) quotes for repairs to existing gutters and two (2) quotes for complete gutter replacement.
11. Landscaper — GRC is coming to building on WED 12 MAR 2025 in the early morning to deal with plant replacement following their accidental poisoning of the plants around the Association.
12. Seawall — The three elements to the seawall are: (i) The seawall and supports; (ii) The wood dock; and (iii) The deck near the pool. Quotes will be needed in order to determine the cost(s) involved and the best approach to starting this project.
13. Storage Units — Seven (7) are paid-for. 3 available on the 4th floor. Rick Dobreff is assigned #4B for \$400.00/year.
14. INSURANCE RENEWALS: (i) MARCH: GL, D&O, WC; (ii) OCTOBER: Wind/Hazard
15. Garage Roof Tiles – Ricky was going to buy a pack of 12 ceiling tiles for the garage and leave them in the storage room as well as some strips. Manager to follow-up and see if they can be brought on-site.

16. A guest had a child in the pool under 3 years old. It is unclear whether the child was wearing a swim diaper or not. There was one (1) complaint about this. The board has tabled the issue pending a review of the Association's Documents and further interest from Members.

17. **Dock Damage** – Manager to get a quote for repairs to the damaged dock.

18. **Electric** – A contract for engineering from Estenoz Engineering was reviewed. Changes were recommended and the Board adopted a MOTION to proceed with the contract with a few changes to the contract. There were no objections. Changes include: (i) Permit-ready plans; (ii) City accepts the plans; (iii) Court of Competent Jurisdiction is BROWARD COUNTY COURT; (iv) Eliminate single-sided termination clause.

NEXT MEETING: TUE 08 APR 2025 @ 5:30 pm, local time at the Association's Meeting Room

The Meeting was adjourned via a MOTION at 7:09 p.m. without any objection(s).