



# Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.

341 North Birch Road, Office ♦ Fort Lauderdale, FL 33304  
FLYachtBeachClub.com

November 18, 2025

Dear FLYBC Members,

On December 13, 2025 at 10:00 am we will all meet at the Association for our 2025 Annual Meeting. As of Friday, November 14, 2025, only five (5) people have been nominated for the board. As there are only five (5) board seats, no election will be necessary. The Board will start, however, by holding an organizational meeting where officers will be selected.

Enclosed you'll find a number of items. **If you are not able to attend the meeting in-person, we kindly ask that you complete the enclosed LIMITED PROXY FORM so that your voice is heard through your vote.** There are a number of important questions, including adoption of the 2026 Fiscal Year Budget that ***keeps dues at the same amount they have been at for the THIRD consecutive year in a row.***

The board recognized that everyone has paid a special assessment, that everyone has had electrical panel expenses. It is only due to the hard work and significant efforts of our volunteer board and our volunteer Financial Committee Chair, David Donahue, that we are able to keep dues the same. ***Again.***

2025 has been an unparalleled year for the Association in terms of progress, retaining and growing the value in the property, but perhaps most-importantly, extending the longevity and safety of the property, all while having the property look the best it has in recent memory thanks to Bill Hahne's efforts with the landscaping that included a massive tree trim project, cleaning up the property's bushes, plants and other items that were not receiving the attention they needed to look their best. In addition, Bill put in a lot of his own personal time to plant flowers, ensure vendors had access to the property when needed, picking up checks and so much more.

Although the electrical portion of the project is finished, we still have to close the 40-year inspection permit, which will include a new electrical inspection and report from the engineer. Thereafter we will have to meet with the City and get our fines reduced or eliminated. While there is still some work that needs to be done, but the lion's share has

been completed and for roughly \$15,000 less than it would have otherwise if not for the efforts of Rick Dobreff.

Not only has Rick focused in on the electrical project, even coming down from the Midwest when the bulk of the work was completed to be on-site, but he's been a major contributor to evaluating the roofing systems, the HVAC System as well as the Seawall.

Moving into 2026 and beyond, we're truly grateful to have Kathy Donahue continuing to work on our communications, insurance and completion of various and important tasks.

Many, many thanks goes out to the vast majority of you who have paid your dues in-full and on-time. Unfortunately, that has not been the case universally. The amount of time spent on collections by management and the board has been too significant not to make some changes.

Starting January 1, 2026, all Members will move to AUTOPAY. We will not be sending out "coupon books" or payment invoices. You can sign up now at [FLYachtBeachClub.com](http://FLYachtBeachClub.com) and clicking on "PAYMENTS". The instructions are there for you. Also starting January 16, 2026, any party who doesn't pay in-full and prior to the 15<sup>th</sup> of each month will have to pay all dues for the balance of the year in one bulk payment. Again, for most of you this isn't a problem and we can't tell you how much we appreciate your diligence. Thank you.

Many, thanks to John Leopold and Maryrose Nesbitt who've helped provide us with their experience, knowledge and expertise this year.

Many thanks go to our Members who have been working with us to achieve so many of these goals. I'd like to express my gratitude to everyone who's paid on-time and in-full. I'd like to thank those of you who approach challenges in a constructive manner. You make our efforts worthwhile. I hope we've returned your good faith.

Wishing you all a very happy holiday season and a prosperous 2026!

Sincerely Yours,



Matt Jelinek, Manager



| Question (Place an 'X' or a checkmark in the box to the right of the question to cast your vote.)  | Yes | No |
|--|-----|----|
| <p>1. <b>Declaration Amendment:</b> Should the Association adopt the amendment to the declaration as indicated above herein, making locks the responsibility of the individual unit owner?</p>   |     |    |
| <p>2. <b>2023 Special Assessment:</b> Should the Association allocate the surplus of all remaining funds from the 2023 Special Assessment Account into the Operating Fund of the Association to aid in payment for seawall/ground loss remediation?</p>  |     |    |
| <p>3. <b>Reserves Waiver:</b><br/> Legal Notice: <b><u>WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.</u></b><br/> Do you want to provide for less than full funding of reserves other than what is required by Florida Statutes §718.112(2)(f) for the next fiscal/calendar year?</p> <p>4. <b>Fiscal Year 2026 Budget:</b> Do you approve of the Fiscal Year 2026 Budget for adoption?<br/> <i>Please note that these questions are asked together because the answer to both would be the same. The 2026 Budget cannot be adopted without the waiver of full reserve funding.</i></p> |     |    |

|                          |   |
|--------------------------|---|
| UNIT:                    | 341 N BIRCH RD # _____, Fort Lauderdale, FL 33304 |
| OWNER:<br>(Printed Name) |   |
| OWNER:<br>(Signature)    |   |
| DATE:                    |   |

**You can return this document by:**

**Via a photo Emailed to [info@AMP-Florida.com](mailto:info@AMP-Florida.com);**

**Or via a photo text messaged to 608-843-4648;**

**Or via USPS Mail to: 341 N Birch Rd, OFC, Fort Lauderdale, FL 33304;**

**Or in-person at the meeting.**



## **Ft. Lauderdale Yacht and Beach Club – House Rules 2025**

- 1. NO SMOKING / NO VAPING:** Not allowed on balconies, patios, hallways, pool, dock, parking areas, or common grounds.
- 2. OCCUPANCY & GUESTS:** Units residential use only. Guests are welcome. Owners are responsible for the conduct of all occupants, including tenants and short-term renters.
- 3. PARKING & VEHICLES:** One assigned space per unit; visitor parking 3 hours; no overnight, commercial vehicles, trailers, boats, or RVs. Owner must post the assigned parking space number in the unit and inform renters of that information.
- 4. DOCK & DECK:** No reserving furniture. After use, lower umbrellas and return lounges/chairs to original location. Fishing permitted; no diving; no fireworks.
- 5. POOL:** Open 7:00 AM–dusk; children under 3 require swim diapers; adult supervision required; no glass containers. Pets are not allowed in the pool area.
- 6. BALCONIES & PATIOS** Must be neat; no storage; no laundry/towels on railings.
- 7. PETS:** Limit one pet per unit. Pets must be leashed, picked up after, and may not disturb others.
- 8. TRASH, RECYCLING & LAUNDRY ROOMS:** Trash bagged; follow posted recycling rules; no trash in halls. Laundry rooms are for residents only. No heavy items may be washed in building machines; these must be washed offsite. Any damage to equipment is the responsibility of the unit owner.
- 9. RENOVATIONS & CONTRACTORS:** No weekend work without approval. Pads required in elevator (available in closet by elevator). Trades may not use property luggage carts. Contractors must use walk-off mats and clean common areas daily.
- 10. SAFETY & SECURITY:** No grills/outdoor cooking; no open flames; exits/halls clear; gates and doors must be secured.
- 11. ENFORCEMENT:** Owners responsible for compliance with our House Rules.
- 12. POSTING OF RULES:** Each owner must post a copy of these rules in their unit where residents and guests can easily see them.

**ENJOY FT. LAUDERDALE YACHT AND BEACH CLUB.....IT IS OUR VERY SPECIAL PLACE!**