Association Management Partners, LLC
Management Report
Wednesday, October 7, 2026

Fort Lauderdale Yacht and Beach Club Condominium Association, Inc.

Items in-process:

Documents Changes

9/14/2026	Emailed to Josh Cole at Becker
	Josh stated payment needed first.
	Matt J requested an invoice
9/25/2026	Josh is sending Matt J the invoice.
10/01/2026	Invoice received and submitted to Strongroom.

AT&T Line Being Moved

9/11/2026	Jarrod @ Fast Stream doesn't have a contact.
9/14/2026	Spoke with two (2) engineering firms. Neither one has a contact.
	Called 1-800-288-2020; Call scheduled for TUE 9/15/2026 @ 2:30 pm
9/15/2026	Spoke to Pat at AT&T 1-855-419-7365
	Appointment to relocate line scheduled for MON 9/21/2026 8a – 6pm.
	Ticket **NS11ZD79**
9/22/2026	Inspection. Line not moved.
9/23/2026	Called to follow-up.
	Callback scheduled for today at 5:30 pm
	No callback. Scheduled a new one for next day.
9/24/2026	Callback at 2:30 pm
	No call.
	Called them back. Told me to call **LINE SUPPORT 1-800-924-9420**
	New Ticket **NS11ZP80**
	Technician coming to the property **TODAY**.
	He / she will call 30 mins in-advance of the visit.
9/25/2026	Text from AT&T Tech: It's a Comcast Line.
	Text to Jared Brown at FastStream asking for help since he has contacts at Comcast.
	Matt J to follow the line to where it ends to see whose line it is. Next property visit.
10/06/2026	Tried following the line. It goes through the ceiling tiles in the parking area.
	Manager needs a small free-standing ladder and some additional time to follow it.

My Florida Safe Condo Program

9/25/2026	Bliss windows quote came in. $41,921.10. Tuesday 9/29 – Matt will complete balance of forms and meet with Bill to get signatures & notarize before submitting to the State.
10/01/2026	All documents printed and prepared. Bill & Maryrose will need to sign some documents. Matt J will notarize. Then we can submit. Documents coming to the office next week.
10/06/2026	Paperwork dropped off at the office for execution. Manager will pick up and notarize on TUE 13 OCT 2026.

#317 ROOF REPAIR

9/14/2026	Approved; emailed with request for schedule.
9/22/2026	Inspection; work not completed.
9/23/2026	1552 – Called to find out what's going on. Not yet scheduled. Call for 9/24/2026 @ 11:00 am to schedule with Melvin (Scheduler)
9/25/2026	Manager called to follow-up with them why it's not scheduled. Melvin (scheduler) calling on Monday. Matt J placed on call list for MON 9/28 in the afternoon.
10/01/2026	Rain – rescheduled for THU 08 OCT 2026 7:30 – 8:00 arrival.
10/08/2026	

#318 TERMITE TREATMENT

8/20/2026	Reported
8/21/2026	Scheduled. First available appointment is 9/22/2026 2 – 4 pm. Scheduled.
9/22/2026	No call, no show. Manager on-site.
9/23/2026	Call to reschedule. Ryan McNally, 1700 Banks Rd, Ste 100, Margate, FL 33063-7736 954-946-5630 / Brance276@Orkin.com 15.57 — They rescheduled for Tuesday **10/13 @ 10am – Noon**
10/13/2026	

TRANSITION

9/23/2026	1 hr – Update all owner information and contact (email) owners about paying SEP 2026 Dues.
9/25/2026	#216 – Matt J called, sent text messages b/c phones go to vm and vm's are full. **10/1/2026 — Manager mailing collections letter for legal collections.**
10/01/2026	Payment made, but only for SEP & OCT 2026 dues as CF hasn't updated the old ledgers, yet.
10/07/2026	ENUMERATE Ledgers in SmartWebs yet?

PIPES IN PARKING AREA

9/28/2026 Two (2) sanitary pipes by parking spaces in garage are leaking / busted. Bill requested a quote from Kunes Plumbing; Manager to follow-up

10/07/2026 Called 1-954-554-4415 and spoke to Rachel. She does not see anything in her system. I asked her to speak with the tech who was there. I also told her that if she wanted to simply send someone to re-quote the pipes that the area under the garage was open and they could come by so we can get this moving. She said they'd get on it after she talked to her service manager to get more info.

COLLECTIONS

UNIT *Current Amt:* *Balance:*	**8/31**	**SEP**	**OCT**	**NOV**	**DEC**
211	 $1,974.08	PAID $3,854.16	PAID $3,854.16		
206	 $1,058.92	**PAID*** $1,058.92	PAID $2,253.28		
216	 $3,325.94	PAID $4,354.73	PAID $3,325.94		
311	 $4,794.21	$1,880.08 $6,674.29	$1,880.08 $8,554.37		
TOTAL	**$11,153.15**	**$15,942.10**	**$17,987.75**		

* *Check for SEP 2026 dues from CLOSING DOCUMENTS was just mailed up to Jupiter 10/7.*

Manager will proceed with collections on October 16, 2026 as we have done in the past, ***except that*** for #211 collections, manager will need either the TRUIST invoice that was mailed to the owner/member or he will need a direction to re-issue a new notice and the board will waive all late fee(s) / late interest on the SA25 funds.