

NOTICE OF MEETING

DATE & TIME: Monday, October 28, 2024 at 5:30 p.m., local time

LOCATION: Zoom.US // Meeting ID: **831 3362 1008** // Meeting Passcode: **372 243**
To join via phone, dial: +1 (305) 224-1968

AGENDA

1. Call to Order 7:15 p.m.

2. Notice of Meeting

3. Board Members Present

| **X** | (P) J. Leopold | **X** | (VP) Bill Hahne | **X** | (S) K. Donahue | **X** | (T) M. Kimmey | **X** | (D) M. Nesbitt

4. Members Present:

5. Previous Meetings Minutes (*September 23, 2024 attached herewith*)

MOTION: to waive reading and accept into the records of the Association minutes from 22 OCT 2024.

MOTION	SECOND	OBJECTIONS	MOTION IS:
D	S	None	Adopted

*Does the Secretary of the Association grant management the authority to apply an electronic signature in the approval of any minute(s) that have been adopted? **YES***

6. Current Business

a. Contract with Enumerate

i. Open a new account with CHASE BANK.

ii. Apply for ePay setup \$ 300.00

b. Electrical Panels in Units

c. Electrical Switches in Building (3 large switches)

d. Spare A/C pump

e. SB-4 Requirements

7. New Business

a. Pressure Washing (Front of Bldg) = \$3,000.00 + materials

8. Member Concerns

a. 311 — Past Due Balance

i. Owners asked for wire information; replied next-day that they have to send a bank-issued check, money order or cashier's check and provided address. As of 28 OCT 2024, balance remains.

b. Unit Owners w/o Keys in the office – Bill & Ricky will verify and finalize with next pest treatment.

Fort Lauderdale Yacht and Beach Club
Condominium Association, Inc.

341 North Birch Road
Fort Lauderdale, FL 33304

- c. #315 — Leak is persisting; Look at window area and see if it was re-caulked.
Awning people to come check on caulking.
 - i. 28 OCT 2024 – Manager was on-site and looked at the window awning.
Videos and photos taken. No apparent / visible damage.
 - d. Someone took the luggage cart. Manager to order.
 - e. Locking toilet paper holder.
 - f. Two notice boards 1 near the elevator; 1 near main entry;
9. Next Meeting
- a. Monday, November 18, 2024 @ 5:30 p.m.
10. 2024 Annual Meeting — December 14, 2024 @ 10:00 a.m., local time; 1st Notice on/before October 14, 2024
11. Adjournment

MOTION	SECOND	OBJECTIONS	MOTION IS:
VP	D	None	7:59 p.m.

MINUTES

APPROVED:

Kathy Donahue as Secretary of the Board

Date

MANAGEMENT TO-DO LIST

- ☐ Order new luggage cart
- ☐ Order two (2) new notice boards for elevator and main entry areas
- ☐ Order locking toilet paper holders for bathrooms
- ☐ #202 – 19 OCT 2024 Illegal bulk dump of construction materials levy LTD SPA for \$264.00.
- ☐ Sign: “Save yourself money, break down boxes.”
- ☐ Cancel office phone line with Comcast
- ☐ Reduce the cost of elevator phone line – Mowrey?
- ☐ Meeting with Miss Saint – renegotiate contract; 4x wk during winter; increase pay
 - o Rick & Bill doing punchlist for Miss Saint
- ☐ Rescind door lock policy at Annual Meeting.

Short-term action items:

- Semi-annual tree cut / trim (October)
- Pest Control (2nd Tuesday of each month)
- Improve security cameras – move monitor to the office
- Pressure clean & seal front driveway / paint repair bumpers
- Replace / repair tile in meeting room
- Seal asphalt of driveway
- Evaluate Waste management contract
- Identify all rental units have emergency contact per Ft. Lauderdale law with Management.
- Back up pump
- Notice of Electrical unit panel replacement schedule and financial requirements.
- Address Ms. Saint's schedule
- Update List of Emergency keys for units
- Plan / Schedule discussion on special assessment.
- Timeline for battery change on keyless entries

Long-term action items:

- Sea-wall repair / replace main electrical panel & unit panels
- Check under wood deck for condition of the seawall