

January 21, 2025

All Owners
Fort Lauderdale Yacht & Beach Club Condominium Association, Inc.
341 N Birch Rd
Fort Lauderdale, FL 33304

RE: Updates; Request for Insurance, Storage, et. al.

Dear Owners,

We would like to update you on the projects we are dealing with here at FLYBC. If you have any questions, please reach out to Matt Jelinek, from Association Management Partners, LLC. Matt comes to the property once per week and is happy to meet with any owner who reaches out to him while he is on-site. Matt can be reached as follows:

Phone: 1-608-843-4648
Email: Matt@AMP-Florida.com

Our website, flyachtbeachclub.com, also contains helpful information for you. Matt is working to add more information as we move along. If you have any old photographs of the property, please forward to Matt. Thank you!

ELECTRICAL PANEL UPGRADES



If you have not already done so, please reach out to an electrician and start working on having your panel updated. As you are aware, we are under a legal timeline to complete this changeover as quickly as possible. All the owners that have completed their upgrades have been pleased with the work. The original notice and information is linked below or you can use the camera on your smart device to scan the QR Code to the left.

LINK: <https://flyachtbeachclub.com/notices>

INSURANCE REQUEST

Please email your latest copy of your evidence of insurance certificate for General Liability Insurance to Matt@AMP-Florida.com.

STORAGE UNIT FEES

2025 Storage unit rents are due. You will be sent the Storage Unit Contract shortly. There are several units available, please contact Matt if interested.

KEYS & CODES TO DOORS

Many owners have changed their locks. If you have not updated your key or access code with the Association, please make sure you get them to us no later than **Monday, February 10, 2025**. If the Association needs emergency access to any unit and does not have a key, a locksmith will be called to open the door and the owner will be responsible for the locksmith's fee.

HOA PAYMENT AND COUPON BOOKS

Your HOA Dues remain the same as last year. There was a delay in the printing of the coupon books and mailing them to you. Continue to use the same address.

A Housekeeping Note: We voted to ask all owners to keep their AC units set at no colder than 75° Fahrenheit when the unit is unoccupied in order to help us with our rising electrical costs. We have made a number of budget adjustments to keep your HOA the same as 2024 this year.

UPCOMING SPECIAL ASSESSMENT

The Association is working on putting together a Special Assessment that will include the following:

- (1) Three (3) electrical switches being replaced;
- (2) Painting stairs with anti-slip paint;
- (3) Emergency light replacement for all hallway/walkway emergency lights;
- (4) Any funding required by the Milestone Reserve Study;

Owners will receive a notice two (2) weeks before any meeting where a Special Assessment will be considered.

REMINDER

Use of guest parking is limited to no more than four (4) hours. Any vehicle(s) parked in the area longer than that are subject to tow.

The Members of your Board of Directors and our Manager, Matt, look forward to a successful 2025 and appreciate your cooperation.