

The Oceanage Association, Inc.
Finance Committee Meeting
January 22, 2026
Meeting Minutes

Attendance:

Committee Members Present:

Michael Crowley (272) – Chair
Jody Dreyfuss (107/108)
David Burka (186/187)
Ed Paneque (164)

Property Manager Present:

Sean Arena

Agenda:

Review of December 2025 Monthly & Annual Financial Results
Status of Roof Replacement Project
Discussion of Change of Auditors

Discussion:

1) Review of December 2025 Monthly & Annual Financial Results

a. December 2025 Monthly Financial Statements:

- i. Account #1059 Oceanage Special Assessment 7787 is net of a \$241,000 payment to Company in December.
- ii. Reserve Checking/Savings is net of a \$192,000 payment to Company in November.
- iii. Account #1210-Assessments Receivable – balance consists of 6 owners who did not pay the correct amounts due during prior months.
- iv. Account #3770-3 Pooled Reserve Current Year Expenses includes a payment to Tomassi Roof Testing related to asbestos testing in preparation of our roof replacements.
- v. Account #3770-3 Pooled Reserve Current Year Expenses includes the \$192,000 payment to Company for roof replacements.
- vi. Account #8050 Insurance – month of December expense includes a \$8,652 adjustment to the 12/31/2025 Insurance Payable account.
- vii. Account #8097 Miscellaneous includes payments to Quick Fitness for \$385 for maintenance of our gym equipment and \$360 paid to GoDaddy related to our website and email servicing.
- viii. Office/admin and Maintenance payrolls – favorable to budget due to budget including 3 payrolls while actual includes 2 payrolls. Also, December expense includes a year end accrual for pay dates subsequent to the last payroll of the month.

- ix. Account #8214 Beach reconstruction/Palms – minimal expense in 2025 due to the beach reconstruction deferred to end of February 2026.
 - x. Account #8525 Contingency – December expense includes payments to Tekwave related to ongoing security upgrades.
- b. December 2025 Annual Financial Statements:
- i. The December 2025 annual Statement of Revenues and Expenses reflect a surplus of \$166,484. This surplus relates to a 12-month favorability in the following areas:
 - 1. Insurance - \$105,848; Beach reconstruction/Palms - \$13,538; Roof repairs - \$21,136; Water & Sewer - \$21,925; and Contingency - \$22,118.
 - ii. Mike Crowley noted that the 2026 budget includes an estimated \$85,000 surplus to be returned to the owners via a reduction in their 2026 annual maintenance. Since the actual surplus is \$166,484, the overage should be returned to the owners in the 2027 budget.
 - 1. Ed Paneque disputed the handling of the annual surplus in that it should be retained by the association as a cash cushion to protect the association of running low on future cash balances. Ed stated that as of 12/31/2025, the association has an operating cash balance of approximately \$182,000 with an Assessments Paid in Advance liability balance of approximately \$191,000 resulting in an approximate negative effective cash balance of \$9,000. Mike Crowley stated that the Florida statutes will be reviewed to determine if there is a requirement that surpluses should be returned to the owners. The issue should be discussed as a topic in a future Finance Committee meeting.
 - 2. Owner John Pietrzak questioned if the association’s cash accounts are currently invested in interest bearing accounts. Mike Crowley stated that all cash is invested in interest bearing accounts.
- 2) Status of Roof Replacement Project
- a. Ed Nappa discussed the status of the roof replacement project
 - i. Ed noted that the project is moving along and is within budget.
 - ii. Change orders have been required to add an additional roof to the first phase of the project as well as additional costs related to City of Fort Lauderdale permit requirements. Including the recent change orders, the cost of the project is now \$1,262,023.
 - iii. Jody Dreyfus noted that the Roof Cost Tracking worksheet (prepared by Jody) presented at the meeting is also used for all capital projects to track and control project costs. All costs posted on the worksheet are reviewed and approved by the Chairman of the Building Committee, the President, the outside (onsite) consultant and the Property Manager. These costs are also tracked to the original project contract.
 - iv. John Pietrzak questioned if the Building Committee, Finance Committee and Board of Directors had authorized the changes to the original contract. Ed

Nappa replied that the Board of Directors had been notified via email of the changes and that the Board will ratify their votes at the next Board meeting.

3) Discussion of Change of Auditors

a. Mike Crowley noted that our past auditor, Charles Krblich, has contracted with SJ Halperin to perform the audit and sign-off of the association's 2025 financial statements. This change is to ensure the independence of Krblich in continuing the monthly closing of the association's books and the preparation of its financial statements.

i. John Pietrzak questioned how the contracting of the audit to Halperin resolves the independence concern of Krblich since the field work will continue with an employee of Krblich (contracted to Halperin). Mike Crowley responded that this is a decision of the auditors, not the association. Since we were not notified of this change until December 2025, it was too late for us to consider other audit firms for our 2025 audit. Due to the timing, we decided to accept this change for the 2025 audit. However, a change in auditors is something that the Finance Committee may consider for 2026.