

FLAT ROOF WORKSHOP AGENDA ITEMS

Opening Remarks:

Welcome everyone to this informational workshop on the proposed special assessment.
This is the only agenda item for this evening.

First, I would like to thank both the Building and Finance committees for their efforts on this project and a special thank you to Peter Catallo for taking the time this evening to join in on our workshop. For those that don't know Peter he is Vice President of Risk Strategies Oceanages' Insurance broker and consulting firm.

To get started this workshop will breakout into 3 parts as I will explain

Part one

- Overview of proposed assessment
- Loop in Insurance Broker Peter Catallo Vice President from Risk strategies
 - Open for membership questions
- Loop in our Treasurer for Finance Overview
 - Open for membership questions

Part two

- Board and committee discussion
- Closed to membership

Part Three

- Open workshop to membership
- When called upon please state name and unit #

OVERVIEW

- A. As an Association we have inherited the roofing issue because of the changes and regulations with the state of Florida and our underwriter Citizens Insurance.
- B. To support Citizens 15-year replacement requirements Oceanage hired an Envelope Engineering firm GCI to do an evaluation of the current condition of our flat roofs, and they confirmed that our roofs are tired, in poor condition and at the end of their useful life per their report.
- C. Oceanages Flat Roofs were installed Between 2010 & 2011 which brings our 15-year mark to 2026.
- D. The special assessment is to address the cost to replace the flat roof, and upgrade (meet code compliance) our AC stands, electrical connections, compressor lines and insulation. We will also be replacing the overhang roofs on the back stair ways.
- E. After this workshop and once the cash replenishment analysis is completed, final numbers will be presented to the BOD and Sean will scheduled a BOD meeting to Vote on the special assement.
- F. Vote date will be scheduled once cash flow analysis is completed from Finance Committee. Late February -Early March anticipated.
- G. If the Board passes this special assessment, we anticipate about 6-8 months of up front work to finalize details on our roof specification, solicit bids, perform a bid tab process, Receive Board sign off on contractor and then negotiate with the roofing contractor to enter into an AIA contract with the selected vendor.

BUDGET PRICING

Pricing was established from the most recent reroof at Oceanage from Building 3 as well from our history on the lakeside reroof project. I also had discussions with roofing contractors to establish certain budget criteria.

START DATES

The work will happen into two phases and lines up with our 15-year dates on file with Citizens. The phasing also helps out down the road in another 15 years if such regulations dictate, we can spread dollars out. Additionally, and equally important with the success of the lakeside reroof project we will mirror the time frame dates to coincide with the rainy season down here and avoid that period all together.

Phase One: is the roof replacement of 6 Buildings (in most need) and will start end of Q1 of 2026

Phase Two: is the roof replacement of the remaining 8 Buildings and will start end of Q1 of 2027

Previous Reserve Study Information:

- Our prior reserve study scheduled roof replacement in the years 2027-2029. Our 15 Year requirements from Citizens required us to pull in this time frame.

Cost Analysis from previous reserve study to current conditions.

- Prior Reserve Study Budget 900k & 965k = \$1,865,000
- New Budget 150k per building x 16.5 Building/Sections = \$2,475,000
- Balance of 2nd assement towards electric metering

Prior Assessments at Ocenage for a 23-year period

Year	Assessment	Reason
2000	\$7,086.33	Cathodic Restoration and Concrete Project
2001	\$3,572.00	Cathodic Restoration Project
2002	\$400.00	Fund the budget for unexpected expenses
2005	\$300.00	Clubhouse Redecorating
2006	\$3,000.00	Hurricane Clean-Up
2007	\$3,250.00	Paving, Insurance, Lighting, Landscape, Irrigation
2010	\$25,000.00	Roof/Façade Renovations
2014	\$5,555.00	Lake Mayan Seawall
2023	\$3,000.00	Insurance Costs

Totals \$51,163.33



Overview of assessment dollars Allocated

Disclaimer: The re-roof start dates of the buildings listed below are preliminary from initial review of the GCI report and are subject to change once the Roof consulting engineer and GCI envelope engineer are under contract to review the condition and put forth an order of degree for repair and finalize the finding with our Building Committee. Factors to which ones start first including condition of roof, repair costs to date and logistics. Once finalized a Schedule will be presented to membership.

Collected assessment totals for Q3 & Q4 2025 = \$850,000

- Flat Roof Replacement for the first six (6)
- Buildings (5,7,8,10,12,14) anticipated start date end of Q1 2026

Collected assessment totals for Q1-Q4 2026 = \$1,700,000

- Flat Roof Replacement for the remaining ten (8)
- Buildings (1,2,4,6,9,11,13,15) anticipated start date end Q1 2027

Below is the proposed payment for the Special Assessment: If passed by the Board, your 1/180th share of this assessment would be \$14,166.

Assessment Payment Schedule: A quarterly assessment payable in six (6) installments and due as follows:

- \$2,361 due September 1, 2025,
- \$2,361 due December 1, 2025,
- \$2,361 due March 1, 2026,
- \$2,361 due June 1, 2026,
- \$2,361 due September 1, 2026.
- \$2,361 due December 1, 2026.

Owners may also make 2 one-time payments as per below.

- one-time assessment of \$4,722 due December 1, 2025
- one-time assessment of \$9,444 due December 1, 2026

Individual Financing Option:

- If any resident would like to finance this individually Oceanage has set up a contact with TD Bank and Centennial Bank for an individual home equity line of credit for this assessment.

Please be aware that if you default on your installment payment, the full balance of the Special Assessment amount would become due and payable. Also, upon the sale or transfer of any unit, the full balance of the Special Assessment would be due and payable at closing.

Reminder: As discussed, and presented in pervious Finance Committee meetings the cash replenishment special assessment analysis is projected to be completed end of February and additional special assement increase will be determined at that time and the above payment schedule readjusted to reflect the final analysis.

THE OCEANAGE ASSOCIATION, INC.