

**The Oceanage  
Finance Committee Meeting Minutes  
February 21, 2025**

**Attendance:**

Committee Members Present:

- Ed Paneque (#164) – Chair
- Mike Crowley (#272) - Treasurer
- Jody Dreyfuss (#107/108)
- David Burka (#186/187)

President Present:

- Ed Nappa (#209)

Property Manager Present:

- Sean Arena

**Agenda:**

- 1) Introduction/Opening Remarks
- 2) Review January 2025 Financials
- 3) Operating Cash Balance & Replenishment Special Assessment

**Discussion:**

- 1) Ed P gave an update on a) chart of account clean up and revisions to make 2025 and future reporting more streamlined, b) 2025 Budget was uploaded to Quickbooks and c) 2024 first draft of audit report had been received and was under review. While the report will have some clean up as is typical, no major issues were noted by the auditors.
- 2) Mike C. led the review of financial activity:
  - a) Due to/from Operating Reserve account of (\$8,929) is due to items reclassified to operations that were originally coded to the Reserve.
  - b) Operating Cash at 131 was approx. \$368K, which includes \$492K of Assessments Rec'd in Advance and collections for Feb/Mar expenses, resulting in "effective" cash balance of negative \$124K.
  - c) Overall January Operating P&L is over budget (unfavorable) by \$3,118. Major variances will be discussed below.
  - d) Dock Income is unfavorable (\$825) due to not slips renewing.
  - e) Legal favorable \$1,500 as no legal expenses were incurred.
  - f) Dock Expenses unfavorable (\$4k) as unexpected dock repairs were necessary. We will be over budget for the year and will monitor spending and usage of our contingency line.
  - g) Misc Repairs over budget (\$1,334). Will investigate further and monitor spending needs

- h) Fire Extinguishers over budget (\$2,219) due to replacements required as a result of inspection findings. Inspection was budgeted for later in the year, so this should be mostly timing. However, remaining budget doesn't leave too much room.
  - i) Water/Sewer under/favorable budget (\$4k). Will continue to monitor usage, rates and timing of monthly budgeted amounts.
  - j) Contingency favorable \$8K as no amounts were coded against this account.
- 3) Ed P. led a discussion regarding the concern about the operating cash balance ( i.e. positive cash balances due to assessment rec'd in advance) and the potential need for a cash replenishment special assessment. It was mentioned again that this situation has been occurring for many years. It was also mentioned that it has always been managed by the board and manager. A consensus on how to address was not met. The Finance Committee will not be recommending a Special Assessment at this time. Operating cash will continue to be monitored and managed as best as possible.
- 4) Spending Limit Authorization Policy was discussed briefly and will be revisited to attempt to craft appropriate language and policies that can be adhered to and improve spending controls.

**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**May 15, 2025**  
**Meeting Minutes**

**Attendance:**

**Committee Members Present:**

Michael Crowley (272) – Chair  
Jody Dreyfuss (107/108)  
Ed Paneque (164)

**Committee Member Not Present:**

David Burka (186/187)

**Insurance Broker Present:**

Peter Catallo

**Property Manager Present:**

Sean Arena

**Agenda:**

- 1) 2025 Insurance Renewal Proposal
- 2) 2024 Audit Report Approval
- 3) March 2025 Financial Statements
- 4) 2025 Reserve Study Process

**Discussion:**

- 1) 2025 Insurance Renewal Proposal

Discussion of the Renewals of the Association's Insurance Policies. (Discussion led by Peter Catallo, our insurance broker from Risk Strategies/Tanenbaum Harber):

- a. Peter first addressed the policies that are renewing as of May 1, 2025:
  - i. General Liability Incl Inland Marine
    1. Due primarily to a proposed significant increase in the annual premium, Peter recommended a change from our current provider, Philadelphia Indemnity Insurance, to James River Insurance Company
    2. Protects the association and the board primarily from legal liability for bodily injuries and damage to owner's property
    3. The new annual premium quoted from James River is \$49,789.96 reflecting a 35% decrease from the prior year.
  - ii. Member comments:
    1. Randy Cotter and Jody Dreyfus questioned why the insurance policies renewing on May 1, 2025 were not presented to the Finance Committee in April, in advance of the policy renewals. Mike Crowley and Ed Nappa responded that since there was no Finance Committee or elected Treasurer until May, Ed, Mike, and Sean had

met with Peter Catallo in April to authorize the renewal of these policies. Since the initial premium payments were due on May 1 without a significant change in the amounts, a decision had to be made and the President and past Treasurer of the Association made that decision.

2. Susan Aprill asked why we are not considering other carriers for our windstorm policy since the market seems to be softening for other carriers to enter the marketplace. Peter responded that the current carriers entering the market are not the quality carriers that we require. There is no guarantee that these carriers will be around in the future for our long-term needs. As more quality carriers enter the marketplace, they will be considered in the future.
- iii. Directors and Officers Liability:
    1. Coverage through Philadelphia Indemnity Insurance
    2. Protects against claims made by others of decisions made by directors, committees, volunteers, and the property manager.
    3. Coverage excludes defense costs
    4. The new annual premium is quoted at \$4,246.00 reflecting a 9% increase over the prior year.
  - iv. Commercial Umbrella:
    1. Coverage through Midvale/Navigators
    2. Liability coverage against negligence from death or injury
    3. The new annual premium is quoted at \$4,851.24 which is a 6% increase from the prior year.
  - v. Crime/Fidelity Bond:
    1. Coverage through Travelers Insurance Company
    2. Coverage is required by Florida Statute 718.
    3. Liability coverage related to the theft of maintenance fee revenues. The limit of insurance of \$2,500,000 should cover the total cash balance in the association's bank accounts. This limit adequately covers the association's cash balances.
    4. The new premium is quoted at \$1,589.37 which is a 2% increase from the prior year.
  - vi. Glass – Common Area
    1. Coverage through US Plate Glass Insurance Company
    2. Coverage for common area glass, specifically in the clubhouse.
    3. The new premium is quoted at \$1,491.00 which is no change from the prior year.
  - vii. Workers Compensation:
    1. Coverage through PMA Insurance Company
    2. Coverage outside of the association's payroll company
    3. Coverage for designated members and contractors of the association while during volunteer activities directly benefiting the association.

4. The new annual premium is quoted at \$509.00 which is no change from the prior year.
  - viii. Legal Defense Gap:
    1. Coverage for excess legal fees over the General Liability policy
    2. The new annual premium is quoted at \$3,176.00 which is no change from the prior year.
  - ix. 100% of the May 1, 2025 premiums were paid in May.
  - x. The Finance Committee accepted the non-flood, property and windstorm policies as presented by Peter.
- b. Peter then addressed the policies that are renewing as of June 1, 2025:
- i. Flood Insurance:
    1. As was the coverage for the prior year, flood insurance is provided by Wright National Flood Insurance Co.
    2. The annual premium for the past year was \$132,791. The increase in the annual premium will be 13% which will increase the annual premium to \$149,500.
  - ii. Property Insurance:
    1. As was the coverage for the prior year, property insurance is provided by Trisura Specialty Insurance Company.
    2. Coverage for fire, vandalism, and water damage.
    3. The annual premium for the renewal period will be \$90,001.40
  - iii. Windstorm Insurance:
    1. Coverage through Citizens Property Insurance Corp.
    2. This new annual insurance premium will be \$631,964 which is a 2% increase over the prior year. The increase relates to an increase in the property valuations only with no rate increase.
    3. Due to our prior property appraisal being dated in April 2022, it is recommended that we obtain a new appraisal as soon as possible.
- c. Financing of the annual premiums:
- i. Citizens Insurance offers a program requiring quarterly payments at a rate of 4%. However, this option requires a significant down payment in June when we do not have the cash to make the payment.
  - ii. Since the interest rate to finance our flood, property and windstorm policies is a reasonable 6% with no required down payment, it was recommended to finance these premiums as we have in the past.
    1. Jody Dreyfus recommended that we inquire as to the effect on our monthly payments and interest by making a \$100,000 down payment.
- 2) Discussion of the 2024 Audited Financial Statements:
- a. Mike Crowley stated that although the 2024 audited statements had been presented to the Board and the community at the March Annual Meeting, he wanted the current Finance Committee to receive the statements and authorize the posting of the audited statements on the Oceanage website. The Finance Committee agreed.

3) March 2025 Financial Statements:

a. Balance sheet:

- i. In the balance sheet, the Due to/from Operating and Reserve accounts has been fully funded and zeroed out as of March 31, 2025.
- ii. Account 3169 Deferred Revenue-Bwd Cty bond with a balance of \$8,525 at March 31 – the proceeds from this bond have been received and deposited in the Operating account. However, it has been confirmed that this bond relates to the Reserve account. Accordingly, this balance will be written off to our pooled reserve in May and the related cash will be transferred from the Operating cash account to the Reserve cash account.
- iii. Account 3710-3 Current year expense (related to Reserve interest) – the \$300 paid to Merrill Lynch has been refunded in April.
- iv. Account 3770-3 current year expenses (related to the Pooled reserve) – Ed Paneque requested the detail of the 2025 activity in this account for tracking purposes.

b. Statement of Revenues and Expenses

- i. Account 8060 Legal – March expense of \$1,638 related to the attorney review of our proposed window and door regulations, our website review and our requirements related to the Corporate Transparency Act.
- ii. Account 8097- Miscellaneous – includes a \$1,823 reclassification from Account 8220 Maintenance supplies related to a February 2025 Minute Man payment for saving our files on electronic media.
- iii. Account 8170 Health/Life Ins/Retirement – favorable to budget due to employees who have elected for their health insurance to be transferred to Medicare
- iv. Account 8220 Maintenance supplies – see ii above
- v. Account 8223 Janitorial supplies – favorable to budget due to 5 old checks totaling \$1,019 that were voided in March.
- vi. Account 8250 Miscellaneous repairs - \$1,117 expense relates to the repair of the walkway at units 163 and 164.
- vii. Account 8430 Water & Sewer – favorable to budget due primarily to the receipt of a refund check of \$2,384 related to unit 133.

4) Reserve Study Process

- a. Mike Crowley opened the discussion by proposing that future reserve studies include a coordinated effort of the Building Committee, Finance Committee, and an independent reserve analyst. The independent analyst would be required every 2-3 years. Mike also stated the updated reserve study be performed to coordinate with the 2026 budget process.
- b. Discussion followed related to the requirement and timing of the use of an independent reserve analyst.
- c. The consensus was to hold a combined Building Committee/Finance Committee meeting within the next month to discuss the 2025 process. Also, it was recommended to hold off on the use of the independent reserve analyst until either the end of the 4<sup>th</sup> quarter 2025 or the first quarter 2026.

5) To-do:

- a. Follow-up with Peter Catallo on financing options for the June 1 insurance policy renewals
- b. Provide Ed Paneque with the detail of the 2025 expenses charged against the pooled reserve.
- c. Schedule a joint Building Committee/Finance Committee meeting during the next month
- d. Schedule an updated appraisal of our property



**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**June 26, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

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

Property Manager Present:

Sean Arena

Agenda:

- 1) Financial statement results for April and May 2025
- 2) Continued revisions to the Spending Authorization Policy
- 3) Consideration of a new bank account to track special assessment revenues and expenditures
- 4) Review of the Reserve Study process, including potential funding strategies

Discussion:

- 1) Financial statement results for April and May 2025

Since most of the April comments previously provided to the committee were subsequently addressed during the May accounting period, it was proposed to discuss the May financial results and note the April issues that were addressed in May. The committee members agreed.:

a. Balance Sheet:

i. Account 1057 Operating Acct-Centennial

1. The operating cash balance at 5/31/2025 was \$184,149. For information purposes, the balance in this account as of 6/26/2025 was \$104,208. Sean stated that we have cash to pay our bills for the remainder of this quarter.

ii. Account 3770-2-Pooled Reserve Current Year Funding includes \$8,525 related to the collection of the Broward County bond previously recorded as Deferred Revenue. These funds were originally deposited in the Operating cash account and subsequently transferred to the Reserve cash account.

1. Ed Paneque requested from Sean the detail of the May expenses charged against the Pooled Reserve. Sean will respond

b. Statement of Revenues and Expenses:

i. Account 5270 Other Income includes the \$8,525 Broward County Bond proceeds collected during the first quarter. David Burka questioned the accounting for this transaction stating that he felt that the transaction should be recorded as a transfer from operations to the reserve on the

balance sheet only and not reflected on the Statement of Revenues and Expenses. Mike responded that he wanted to call out the transaction to make it clear that the funds were collected and funded to the Reserve account.

- ii. Account 8060 Legal consists primarily of services provided related to the ongoing parking space dispute at units 190/191. Total legal expenses incurred year-to-date related to this dispute total approximately \$3,000.
  - iii. Account 8210 Landscaping/plants supply expense of \$2,471.62 relates to shrubbery added along the norther property line requested by 2 unit owners as well as landscaping required behind building 14 after the completion of electrical work.
  - iv. Account 8261 Plumbing Repair expense of \$2,748 relates to the City of Fort Lauderdale requirement for backflow testing.
  - v. Account 8266 Roof Repairs expense of \$3,864 relates to repairs above unit 234.
  - vi. Account 8335 Tractor Rental expense includes \$439 of unbudgeted State taxes billed by Kubota.
  - vii. Account 8430 Water & Sewer is consistently favorable to budget (\$19,276 favorable year-to-date). Sean to provide the billing detail to Jody Dreyfuss for his review to determine the cause.
  - viii. Account 8525 Contingency expense includes \$14,956.46 of expenses related to the Tekwave Access Control project. It was noted that this expense represents 50% of the total project costs with an additional \$14,956.46 to be billed in future months. The concern was raised that this expense was not budgeted and is assumed to be covered by our budgeted Contingency. However, the Building Committee has also projected future 2025 costs of approximately \$78,000 related to other maintenance projects to be charged against the Contingency account. If this occurs, we will be unfavorable to budget for 2025.
    - 1. A discussion ensued as to the approval policy for incurring unbudgeted costs of this nature and the need for a spending authorization policy.
    - 2. Ed Paneque offered to prepare a Reforecast of the Association's revenues and expenses for the 2<sup>nd</sup> half of 2025.
  - ix. Account 8900 Reserves Pooled Funding includes to proceeds related to the Broward County Bond recorded as Other Income.
- 2) Continued revisions to the Spending Authorization Policy:
- a. Due to the unbudgeted costs incurred during the 1<sup>st</sup> half of 2025 as well as similar costs incurred in prior years, it was recommended that the Finance Committee address the Spending Authorization Policy originally drafted 1 ½ years ago. Although no one on the committee offered to lead the process of updating the draft policy, the committee did recognize the need for this policy.
    - i. Susan Aprill offered to assist as in the updating of the draft policy.

- ii. Jason Hayes commented that we may need a separate policy related to capital items.
- 3) Consideration of a new bank account to track special assessment revenues and expenditures:
  - a. All committee members agreed to opening a new bank account to track the cash flow of funds related to the new roof project.
  - b. John Pietrzak commented to inquire of Centennial Bank if they will require any changes in our compensating balances.
- 4) Review of the Reserve Study process, including potential funding strategies
  - a. Mike Crowley discussed options for funding the Association's reserves for large capital projects (i.e. the roof replacements)
    - i. Continue funding over time to ensure that we have the required funds to replace the assets when needed.
    - ii. As a part of the Reserve Study, include a 'Planned Assessment' for the year that the assets are to be replaced.
    - iii. Obtain a loan to fund the asset replacements when required with the loan to be paid off by the owners over the subsequent years. This option would also include interest expense related to the loan.
  - b. Jody Dreyfuss stated the need for professionals to coordinate the reserve study as they are the experts in the field. Also, Jody stated the need for a capital needs reports in conjunction with the reserve study.
  - c. The Finance Committee will be meeting with the Building Committee over the next 2 months to discuss the reserve study and to discuss with our 3<sup>rd</sup> party advisor Reserve Advisors.
- 5) Other
  - a. Mike Crowley mentioned the need for the Association to obtain an updated property appraisal, primarily for insurance purposes. An appraisal needs to be conducted every 3 years with our last appraisal dated April 2022.
  - b. The Association has implemented a Positive Pay system with Centennial Bank to improve the security of our bank disbursement activities. Sean is currently in the training segment of implementing this additional control system.



**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**July 24, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

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

Property Manager Present:

Sean Arena

Agenda:

- 1) Financial statement results for June 2025
- 2) Presentation and discussion of a 2025 reforecast
- 3) Discussion of a draft Spending Authorization Policy

Discussion:

1) Financial statement results for June 2025:

a. Balance Sheet:

i. Operating Cash Accts

1. The operating cash balance at 6/30/2025 was \$160,538. For information purposes, the balance in Assessments Received in Advance was \$214,740 at 6/30/2025.

ii. Reserve Cash Accounts

1. The total in our Reserve checking and savings accounts was \$859,099 at 6/30/2025. The 3<sup>rd</sup> quarter 2025 funding of \$100,000 will occur prior to July 31, 2025.

b. Statement of Revenues and Expenses:

- i. Account 8050 Insurance, as expected, is \$11,665 favorable to the budget
- ii. Salaries and benefits – although payroll expenses are unfavorable to budget, Health/Life Ins/Retirement is favorable to budget. As a category, Salaries & benefits are \$1,295 favorable to budget
- iii. Account 8220 Maintenance supplies is \$1,225 unfavorable to budget due to required purchases related to the summer maintenance checklist
- iv. Account 8240 Pool supplies is \$2,604 unfavorable to budget due to the required replacement of a pool pump
- v. Account 8525 Contingency expense relates to the continued improvements to security at the guardhouse. These improvements include the installation of a license plate reader as well as other security improvements

2) Presentation and discussion of the 2025 Reforecast:

- a. Ed Paneque prepared a reforecast of the Association's operations for the remainder of 2025 and led a discussion of the projections
  - i. All Income accounts were projected based on the 6/30/2025 year-to-date totals recognizing that Other Income for June year-to-date totals include a one-time revenue recognition of \$8,525 related to the Broward County bond returned to the association during the 1<sup>st</sup> half of 2025
  - ii. Insurance expense was projected to continue being favorable to budget by approximately \$11,000 per month resulting in a total of approximately \$83,000 favorable to budget for the year
    1. All other Administration accounts were projected based on 6/30/2025 year-to-date totals
  - iii. Payroll and benefits were projected based on 6/30/2025 year-to-date totals resulting in payroll/benefits projected to be favorable to budget for 2025
  - iv. Although Roof repairs for the year have been running favorable to budget, total roof repairs for the year were projected at budget levels
    1. All other Maintenance and repair accounts were projected at budgetary levels
  - v. All Contractual accounts were projected at budgetary levels
  - vi. Water and sewer is projected to be favorable to budget based on 6/30/2025 year-to-date totals. The 2<sup>nd</sup> half of 2025 is projected at budgetary levels
    1. All other Utility accounts are projected at budgetary levels
  - vii. Contingency expense was projected at approximately \$130,000 based on 6/30/2025 year-to-date totals plus an additional \$6,000 to complete the guardhouse security related improvements, \$78,000 related to required property repairs identified by the Building Committee and an additional \$20,000 related to potential unknown repairs.
    1. It was mentioned that some of these required repairs may relate to the Association's Reserve account and will be considered when these costs are incurred
  - viii. Total Income for 2025 is reforecast to be an approximate \$80,000 surplus

3) Discussion of draft Spending Authorization Policy

- a. Mike Crowley led a discussion of a draft version of a Spending Authorization Policy. The draft version was prepared 1 ½ years ago by Ed Paneque and Ed Nappa based on a previous version prepared by members of the Finance Committee. Some of the key items discussed included:
  - i. The Committee agreed on the first 2 sections of the draft policy, i.e., Purpose and Guidelines
  - ii. Under the 3<sup>rd</sup> section, Required Authorization, a discussion ensued related to Item 3.c. related to expenditures requiring the approval of the President, Treasurer and one other Board member

1. Amongst other suggestions, it was recommended to change the word "Expenditures" to "Obligations" as well as to include a range (i.e., above, and below) of authorized expenditures.
- iii. Under Item 3.d. it was recommended to change the phrase "non-recurring expenditures" to "contracts" and to include the word "majority" as related to the Board of Directors' approval (i.e., a majority of the Board of Directors).
- iv. Under Item 3.f. it was recommended to further define the phrase "Major purchases" to include a dollar amount.
- v. It was noted that although he had to leave the meeting early, Ed Nappa had submitted a request for specific items to be considered for inclusion in the policy. However, since the request was not readily available during the meeting, the request would be followed up for consideration.
- vi. It was recommended that the final draft of the Spending Authorization Policy be approved by the Board of Directors
  1. It was also recommended that the Board approved Spending Authorization Policy be signed individually by each member of the Board of Directors.



**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**August 27, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

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

Property Manager Present:

Sean Arena

Agenda:

- 1) Financial statement results for July 2025
- 2) Discussion of a Draft Spending Limit Authorization Policy

Discussion:

1) Financial statement results for July 2025:

a. Balance Sheet:

- i. Reserve Cash Accounts - the total in our Reserve checking and savings accounts was \$957,258.09 at 7/31/2025. The 3<sup>rd</sup> quarter 2025 funding of \$100,000 occurred in July.
- ii. Account 1210 Assessments Receivable – the balance of \$16,167.68 relates primarily to four unit owners who had not paid their 3<sup>rd</sup> quarter maintenance fees as of 7/31/2025. All four were subsequently paid in August.
- iii. Account 3770-3 Pooled Reserve expenses – includes \$2,500 paid to Jack Brown for consulting services related to the phase 1 roof replacements
- iv. Account 3710-2 Reserve interest current year funding – in response to a question from unit owner John Pietrzak, year-to-date earnings on the association's Reserve investment accounts was \$17,976.08 through 7/31/2025.

b. Statement of Revenues and Expenses:

- i. Account 8050 Insurance, as expected, is \$11,599 favorable to the budget. Also, we were notified by Peter Catallo, our insurance broker, that we will be receiving an additional \$10,000+ reduction in our annual premium from Citizens Insurance. This reduction will be recognized over the remaining term of the policy.
- ii. Account 8120 Maintenance payroll – favorable to budget by \$4,600.56 due to the budget including a bonus expense not paid in July

- iii. Account 8213 Tree trimming - \$15,370.00 expense in July brings the total year-to-date expense through 7/31/2025 approximately equal to the total 2025 budget. Per Sean, except for an additional requirement for coconut trimming, this should complete our tree trimming for 2025.
- iv. Account 8218 Dock expense – unfavorable to budget by \$2,531.37 due primarily to \$2,528 paid to Barnacle Kings for overdue barnacle removal from the pilings. This cost should be included in future budgets.
- v. Account 8525 Contingency expense includes \$2,475 paid to MJK Electric for final guardhouse camera wiring. The total MJK Electric contract was \$4,950.00
- vi. Actual Net Income for the month of July was \$5,292.60. July year-to-date Net Income was \$73,455.05 or \$50,528.05 favorable to budget.
  - 1. However, since the 2025 budget does not include funding for the \$51,442.15 accumulated deficit as of 12/31/2024, our total equity as of 7/31/2025 was \$22,012.90

2) Discussion of Draft Spending Limit Authorization Policy

- a. Mike Crowley led a discussion of an updated draft of a Spending Limit Authorization Policy. The updated draft is based on requested edits from the prior Finance Committee meeting as well as additional edit requests received since that meeting. Additional requested edits included:
  - i. Section 2(f) – clarify the term members to mean Committee members who are not members of the Board of Directors
  - ii. Section 3(e) – reword the Board of Director approval requirement to be commitments over \$15,000
  - iii. Section 3(f) – in 2<sup>nd</sup> sentence, change ‘and’ to ‘and/or’
  - iv. Section 3(g) – change \$10,000 to \$15,000 to be consistent with other clauses in the document
  - v. Section 3(h) – remove the term ‘completion %’ since the chairman reviews the vendor requisitions for more than completion %.
- b. Mike Crowley will prepare an updated draft including all requested edits for further review and approval by the committee.

3) Other items discussed:

- a. Discussed the accounting for an approximate \$29,000 invoice to be paid to Kripps for the oceanside seawall repairs. It was agreed that this cost should be charged against our reserves.
- b. Discussed the accounting for a potential cost to replace the pool furniture at an estimated cost of \$18,000. This purchase must first be approved by the Board of Directors. The discussion centered around the recording of this cost against our reserves or as a Contingency expense in operations. Opinions were split as some members consider this a capital expense that should be charged against our reserves and other members consider this an operating expense to be charged as a Contingency expense, later to be reclassified to our Furniture and Fixture Fixed Asset account. A final determination will be made at a later date after discussion with our accountant.

- c. Discussed the options of the funding of future reserves related specifically to large projects (e.g., flat roof replacements in 2041). The options include:
  - i. Spread the funding over the next 15 years as the association has done in the past;
  - ii. Fund the reserve as a 'planned assessment' as a one-time assessment in 2041.
  - iii. After discussion, it was recommended by the committee to continue funding the reserves as we have in the past by spreading the funding over the next 15 years. It was subsequently recommended by Rae Pietrzak (Owner) to notify the community of the reserve funding decision.



**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**September 12, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

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

Committee Member Not Present:

Ed Paneque (164)

Insurance Broker Present:

Peter Catallo

Property Manager Present:

Sean Arena

Agenda:

Windstorm Insurance Alternative – Discussion and Vote for Board Recommendation

Discussion:

- 1) Mike Crowley opened the discussion by requesting a clarification from Peter Catallo of the alternatives for the Oceanage for the potential changes in our windstorm policy.
  - a. Peter replied with the following options:
    - i. Either Oceanage accept the Slide take-out of our windstorm policy from Citizens by 9/30/2025 at a reduction in our annual premium of approximately \$94,000 effective for a new coverage period starting in October 2025, or
    - ii. Risk Slide Insurance taking out our windstorm policy from Citizens in November 2025 at a potential 19.9% increase in our annual premium effective in May 2026.
  - b. A discussion ensued amongst the committee and community members as to the pros and cons of these options
    - i. Community members questioned the potential for premium increases if the current offer is accepted.
    - ii. On-line searches indicated many red flags related to Slide Insurance, its owners and the Demotech Rating Agency that has rated the financial viability of Slide Insurance;
    - iii. A community member inquired if Peter has reached out to other insurance carriers besides Slide. Peter replied that he continually markets our account to other carriers but has not currently received positive responses;
    - iv. Peter replied that the on-line concerns related to double digit premium increases related to residential properties in Florida. Slide has only recently

acquired commercial properties and does not have a history of premium rate changes. However, Peter has been assured by Slide that they do not plan on increasing premiums unless it is warranted;

- v. Peter stated that Slide will assess the structural status of our roofs on a regular basis and does not set an arbitrary life of 15 years as currently required by Citizens
- vi. Peter reinforced the support that his company has in representing the Oceanage in all aspects of our insurance coverages including the financing of our premiums
- c. Peter confirmed that although Slide Insurance has a relationship with Citizens (as Citizens has with other insurance carriers) Slide approached Citizens to take-out our account from Citizens as opposed to Citizens assigning our account to be taken out by Slide Insurance
- d. Although there are many red flags related to Slide Insurance, its owners, claims history and premium pricing, it was determined that our best course of action at this time is to accept the take-out offer from Slide Insurance. If we have issues or concerns related to Slide over the next year, we always have the option to market our account upon the expiration of our policy.
- e. Jody Dreyfuss inquired of Peter Catallo if he would accept the Slide Insurance proposal if he were in our place. Peter confirmed that he would accept the proposal. Jody then recommended that Oceanage accept the Slide Insurance take-out proposal for our windstorm coverage only but not to include our property or other coverages at this time.
- f. The Finance Committee unanimously agreed to recommend to the Oceanage Board of Directors the take-out of our windstorm insurance account by Slide Insurance.

**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**October 3, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

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

Property Manager Present:

Sean Arena

Agenda:

August 2025 Financial Statements Discussion  
2025 Reserve Study Discussion  
2026 Budget Status

Discussion:

1) Financial statement results for August 2025:

a. Balance Sheet:

- i. Account 1210 Assessments Receivable – although not significant, the balance of \$748.90 consists primarily of amounts due from 3 owners who appeared to have paid the wrong amounts due during prior periods. Sean is tracking these accounts for collection.
- ii. Account 3770-3 Pooled Reserve Current Year Expenses – balance includes \$40,047.00 an asbestos report for the roof project (\$1,900); purchase of a used golf cart for the use of the guards (\$2,800); construction/repair costs paid to Krips Construction (\$33,927); and engineering assessment costs paid to ACG Engineering related to the repairs of several units (\$1,430).
  1. It was later discussed and agreed to by the committee to reclassify the purchase of the golf cart (\$2,800) to Fixed Assets in September.

b. Statement of Revenues and Expenses:

- i. Account 8218 Dock expense – unfavorable to budget due to expenses paid for a marine permit (\$512) and barnacle cleaning (\$850). These expenses were not included in the 2025 budget and must be included in future budgets.
- ii. Account 8221 Paint supplies – includes a payment to Acrylic Paint Mfg. for \$1,115.87 related to paver sealer for the patios and brown path sealer for the building entrance ways. These maintenance items are included in the summer maintenance list coordinated with the Building Committee.

- iii. Account 8330 Fire extinguisher/Inspections – includes payments to the City of Fort Lauderdale of \$3,881.24 and a payment to Summit Fire and Security for \$1,625.70 for fire department inspections.
    - 1. A further discussion ensued related to an apparent increase in these inspection costs from prior years. Sean stated that he would review prior year inspection costs for comparison purposes.
  - iv. Account 8525 Contingency – current month expenses include a payment to Total Entry Control for \$2,040.44 for front gate security.
    - 1. A further discussion ensued related to the security upgrades being installed at the guardhouse. It was mentioned that David Ploog had previously presented the proposed security upgrades to the Board which was subsequently approved.
    - 2. A discussion also ensued related to the accounting for the future purchase of new pool patio furniture at an estimated cost of approximately \$16,000. The committee agreed that the cost of this furniture should be capitalized to Furniture and Fixtures.
  - v. Actual Net Income for the month of August was \$21,778.74. August year-to-date Net Income was \$95,233.79 or \$69,737.79 favorable to budget.
    - 1. A question was raised and a discussion ensued related to the reporting for depreciation expense and why it is not reflected on the monthly financial statements. Mike Crowley and Ed Paneque replied that depreciation expense has always been recorded on an annual basis during the annual audit as it is not a cash related expense that would assist the committee in managing the property.
- 2) 2025 Reserve Study Discussion
- a. Mike Crowley opened the discussion stating that there will be a future meeting of the Building/Finance Committees to discuss the draft 2025 Reserve Study. He requested that prior to that meeting, the committee members review the draft study and provide any comments or questions to Ed Paneque. Ed will accumulate all comments for future communication with Michael Skinner of Reserve Advisors.
- 3) 2026 Budget Status
- a. Mike Crowley stated that the 2026 budget process is starting. A request has been made to Sean and Sam to begin projecting their 2026 needs in the areas of Maintenance and Repairs, Contractual Expenses, and any other accounts under their control. Ed Paneque has been requested to update the 2025 reforecast for purposes of assisting in the analysis of the 2026 budget projections.

**The Oceanage Association, Inc.**  
**Finance Committee Meeting**  
**November 7, 2025**  
**Meeting Minutes**

Attendance:

Committee Members Present:

Michael Crowley (272) – Chair  
Jody Dreyfuss (107/108)  
Ed Paneque (164)

Committee Member Not Present:

David Burka (186/187)

Property Manager Present:

Sean Arena

Agenda:

2026 Budget Discussion  
2025 Reserve Study Discussion

Discussion:

1) 2026 Budget:

- a. Michael Crowley opened the meeting stating that all budgeted income and expense accounts would be discussed with the exception of the Reserve assessment account as we are waiting for an updated reserve study from our 3<sup>rd</sup> party reserve advisor. Since the Reserve assessment account is a significant line item in the budget, it would be discussed separately as the last item on the agenda. Specific items discussed included:
  1. Dock income is based on 15 docks being rented for 12 months and one dock being rented for 9 months.
  2. Other income includes rental fees for the clubhouse as well as application, credit checks and other fees collected related the rental and ownership of our individual units. The reforecast amount for 2025 is significantly greater than the 2026 budget due to the collection of the Broward County bond (\$8,525) in March 2025.
  3. Accounting and auditing is based on an agreement with our accountant, Charles Krblich.
  4. Administrative/Annual Meeting includes expenses related primarily to the annual meeting, including the food served at the meeting. The amount budgeted for food was challenged by an owner as possibly being excessive. However, the amount budgeted for the food was supported by Sean Arena as being a cost that has been supported by the community in the past.

5. Insurance is based on projected premium increases in 2026 received from our broker, Peter Catallo. It was noted by one of the owners that insurance premiums in the State of Florida are to be reduced as of January 2026. This comment will be followed up by Michael Crowley with Peter Catallo.
  6. Salaries and benefits were not discussed as this discussion must be conducted in a closed meeting. Jody Dreyfuss requested the payroll worksheets used for the budget calculations and Michael Crowley stated that he would forward the worksheets to him. Also, an owner challenged the legality of employee salary discussions being held only in a closed meeting. Sean Arena stated that he would research and reply to her with the specific reference in the Florida statutes.
  7. Maintenance and repairs budgeted are based primarily on projections prepared by Sean Arena and Sam Schonwetter.
    - a. Tree trimming is budgeted at a level greater than prior years due to a requirement for additional trimming of the coconuts in 2026 and future years.
    - b. The Fire extinguisher/inspection account was reclassified from Contractual to Maintenance and repairs since there is no contract related to this account.
    - c. Plumbing Repairs was increased from \$2,500 to \$3,500.
    - d. Electric Repairs was increased from \$2,000 to \$4,000.
  8. The Contractual budget is based on rates included in the specific contracts.
    - a. Several of the account numbers in this section of the budget are misstated. Michael Crowley will review and make any necessary corrections.
    - b. Tractor rental was challenged by an owner that we should be considering other equipment upon the expiration of the current leases. It was noted that the leases do not expire until 2027.
    - c. Front Gate Maintenance is a new account related to security at the front gate.
  9. Water and sewer is based on an analysis prepared by Jody Dreyfus including projected rate changes and usage (per 2025 levels).
  10. Contingency expenses were increased from the proposed level of \$75,000 to \$100,000 due to possible unexpected expenses in 2026.
    - b. A follow-up meeting of the Finance Committee will be held on Friday, November 14.
- 2) 2025 Reserve Study Discussion
- a. Michael Crowley noted that the Reserve Study is in process as we are waiting to receive an updated version from our 3<sup>rd</sup> party analyst, Reserve Advisors.
  - b. Ed Nappa discussed the significant projects that are included in the current reserve study including:

- i. Including deferred maintenance as a line item in the study at a level of \$100,000 per year.
  - ii. Including the replacement of the remaining 6 flat roofs in the reserve rather than as a special assessment.
  - iii. Including walls, stucco, paint finishes, and capital repairs of the non-Oceanside buildings in 2027 and 2028.
  - iv. Including walls, stucco, paint finishes, and capital repairs of the Oceanside buildings every 3 years beginning in 2031.
  - v. Including electrical system, lateral feeders phased in every year from 2026 through 2032.
  - vi. Including electrical system, main panels phased in from 2026 through 2029.
- c. Due to the significance of these updates to the Reserve Study, a separate meeting of the Building and Finance Committees will be held on Tuesday, November 11 to discuss the revisions.

