

MARINA AT THE BLUFFS
1550 Marina Isle Way
Jupiter, FL 33477

****AGENDA****

SPECIAL BOARD MEETING

THURSDAY JUNE 29, 2023 - 5:30 P.M.

POOL 1550 & ZOOM

To Join Zoom Meeting <https://us02web.zoom.us/j/89881230861>

For the purpose of: Approval of RMS Arc Solutions, Inc. electrical contract. Approval to change Generator Contractor to Onsitegenpro, LLC.

Vote to approve a Special Assessment, Elevator Modernization and Fire Suppression Panel Replacement, (see attached Worksheet.)

Vote to approve a Special Assessment, May 2023 – May 2024 Insurance Shortfall, (see attached worksheet.)

The Agenda for the meeting is as follows:

1. Certifying Quorum – Call to Order.
2. Flag salute
3. Proof of Notice of Meeting.
4. Approve: RMS Arc Solutions, Inc., in the amount of \$307,287.00 for the elevator modernization Project.
5. Approve: Removal of Florida Diesel and Hydraulic as Generator contractor, for the elevator modernization Project.
6. Approve: Onsitegenpro, LLC. In the amount of 163,704.00 as Generator Contractor for the Elevator Life Safety Modernization Project.
7. Consideration and Adoption of a Special Assessment, the approximate amount, and purposes of which are attached for the purpose of Elevator Life Safety Modernization and Fire Suppression Panel Replacement.
8. Consideration and Adoption of a Special Assessment, the approximate amount, and purposes of which are attached for the purpose of Insurance Shortfall May 2023 to May 2024.

Posted 6/15/2023 Association Office

The Marina at the Bluffs Condominium Assoc., Inc.

Elevator Life Safety Modernization and RedCom Fire Suppression System Special Assessment

Projected Costs:

		Totals
Project Consultant - Clarkson & Varick /Global Elevator Inspections:		39,055.00
Oracle Elevator HOLDCO, Inc., permits included (Payable in 24 monthly installments of \$64,584)		1,550,000.00
RMS Arc Solutions, Inc.:		
Electrical Contractor	299,208.00	
Permits - 2.7%	8,079.00	
		307,287.00
Onsitegenpros, LLC.:		
Generators	159,400.00	
Permits - 2.7%	4,304.00	
		163,704.00
Air Depot Inc.:		
AC Units for mechanical and utility rooms	189,200.00	
Permits - 2.7%	5,108.00	
		194,308.00
RedCom Fire - Elevators - Permits included		121,000.00
RedCom Fire - Fire control panels - Permits included		347,043.00
AMP Electrical Services:		
Electrical for AC units in 22 utility rooms	26,950.00	
Permits - 2.7%	728.00	
		27,678.00
Subtotal		2,750,075.00
Plus:		
Contingency		82,502.00
Legal		5,000.00
Interest		26,250.00
ADI - Special assessment processing fees, including mailing		3,500.00
Total assessment funds needed		2,867,327.00
Special assessment per unit owner - one time payment if paid in full by 10/1/23		4,344.00
Special assessment per unit owner - collected in 3 quarterly installments - beginning 10/1/23 + 4.50%		1,497.00

The Marina at the Bluffs Condominium Assoc., Inc.
Insurance Shortfall Assessment - May 2023 to May 2024

<u>2023/2024</u>	<u>Totals</u>	<u>Shortfall</u>
Insurance Premiums (excluding health and workers compensation) - May 2023 - May 2024	1,755,110.00	
Budgeted for 2023 (excluding health and workers compensation)	<u>1,208,126.00</u>	546,984.00
Building Insurance operating assessment collected 1 st & 2nd quarters	<u>1,054,680.00</u>	<u>153,446.00</u>
		<u>700,430.00</u>
	Overall Shortage	
Plus:		
Finance charges - stamp tax + interest		49,450.00
ADI - Special assessment processing fees, including mailing		<u>2,640.00</u>
Total assessment funds needed		<u>752,520.00</u>
Special assessment per unit owner - one time payment due 7/31/23		<u>1,140.00</u>



**The Marina At The Bluffs Condominium
Association, Inc.**

1550 Marina Isle Way - Jupiter, Florida 33477
(561) 627-6497 - Fax (561) 627-3225

Dear Owner(s):

The Yearend Financial Statement for The Marina At The Bluffs Condominium Association, Inc., for the year ending December 31, 2021, as provided By Hafer Certified Public Accountants and Consultants, LLC., is now available to the ownership on the Association's website: www.marinabluffs.com under the Members tab, Username: marina Password: bluffs , by email, please email your request to the Association Office, barbara@marinabluffs.com or a printed copy can be obtained in the Association Office. Hours: 7:30 am – 4:00 pm Monday through Friday, (closed noon to 1pm.)

Sincerely,

For The Board Of Directors

Barbara J Bergstedt

Office Manager

The Marina At The Bluffs Condominium Association