

# MARINA AT THE BLUFFS

1550 Marina Isle Way  
Jupiter, FL 33477

## BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING FOR BUILDINGS 701- 801- 901- 1801- 2001 - 2101

**TUESDAY OCTOBER 8<sup>TH</sup>**

**5:30 PM**

**POOL 1550 AND ZOOM**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/88030515098>**

**Meeting ID: 880 3051 5098**

### **AGENDA**

CALL MEETING TO ORDER  
FLAG SALUTE  
ROLL CALL  
PROOF OF NOTICE OF MEETING

#### **NEW BUSINESS:**

**APPROVE:** Consideration and Adoption of a Special Assessment Building 701 for the Milestone Building Inspection Repairs in the amount of \$90,208.24 equals \$3,006.95 per unit.

**APPROVE:** Consideration and Adoption of a Special Assessment Building 801 for the Milestone Building Inspection Repairs in the amount of \$58,365.79 equals \$1,945.53 per unit.

**APPROVE:** Consideration and Adoption of a Special Assessment Building 901 for the Milestone Building Inspection Repairs in the amount of \$70,972.99 equals \$2,365.77 per unit.

**APPROVE:** Consideration and Adoption of a Special Assessment Building 1801 for the Milestone Building Inspection Repairs in the amount of \$110,255.46 equals \$3,675.18 per unit.

**APPROVE:** Consideration and Adoption of a Special Assessment Building 2001 for the Milestone Building Inspection Repairs in the amount of \$135,805.64 equals \$4,526.85 per unit.

**APPROVE:** Consideration and Adoption of a Special Assessment Building 2101 for the Milestone Building Inspection Repairs in the amount of \$159,270.89 equals \$5,309.03 per unit.

MEETING ADJOURNED

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

**Special Assessment**

**Building 701 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |             |
|----------------------------------------------------|-------------|
| Palm Beach Building and Construction Invoice #3886 | \$583.68    |
| Palm Beach Building and Construction Invoice #3934 | \$7,470.00  |
| Palm Beach Building and Construction Invoice #3950 | \$69,075.00 |
| Palm Beach Building and Construction- permits      | \$190.00    |

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**\$77,318.68**

Epic Forensic Engineering- Plans and inspections \$5,000.00

Painting catwalks floors 2 – 5 \$4,000.00

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**Subtotal: \$86,318.68**

Contingency 3% \$2,589.56

Legal \$500.00

Accounting \$300.00

Administrative fees \$500.00

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**Total Costs \$90,208.24**

**Special Assessment per unit owner – 30 units \$3,006.95**

**The Special Assessment is payable in one payment of \$3,006.95, by Monday October 28, 2024 or in two installments, as follows:**

**1<sup>st</sup> Installment Due- Monday October 28, 2024 \$1503.47**

**2<sup>nd</sup> Installment Due- Monday December 30, 2024 \$1503.47**

**Late Payments will be subjected to a MAB \$25.00 late fee Administrative and a late processing fee by Harbor Management of \$10.00 if not paid within 10 days of the due date and turned over to the association's attorney for collection after 45 days past due, which will include all legal applicable fees. \*Reminder Auto Pay will not pull assessments, you must pay them separately.**

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

**Special Assessment**

**Building 801 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |                    |
|----------------------------------------------------|--------------------|
| Palm Beach Building and Construction Invoice #3887 | \$583.68           |
| Palm Beach Building and Construction Invoice #3935 | \$5,430.00         |
| Palm Beach Building and Construction Invoice #3951 | \$40,200.00        |
| Palm Beach Building and Construction- permits      | \$190.00           |
|                                                    | <hr/>              |
|                                                    | <b>\$46,403.68</b> |
| <br>                                               |                    |
| Epic Forensic Engineering- Plans and Inspections   | \$5,000.00         |
| <br>                                               |                    |
| Painting catwalks floors 2 – 5                     | \$4,000.00         |
|                                                    | <hr/>              |
| <br>                                               |                    |
| <b>Subtotal:</b>                                   | <b>\$55,403.68</b> |
| <br>                                               |                    |
| Contingency 3%                                     | \$1,662.11         |
| Legal                                              | \$500.00           |
| Accounting                                         | \$300.00           |
| Administrative fees                                | \$500.00           |
|                                                    | <hr/>              |
| <br>                                               |                    |
| <b>Total Costs</b>                                 | <b>\$58,365.79</b> |

**Special Assessment per unit owner – 30 units** **\$1,945.53**

**The Special Assessment is payable in one payment of \$1951.69, by Monday October 28, 2024 or in two installments, as follows:**

|                                   |                                      |                 |
|-----------------------------------|--------------------------------------|-----------------|
| <b>1<sup>st</sup> Installment</b> | <b>Due- Monday October 28, 2024</b>  | <b>\$972.76</b> |
| <b>2<sup>nd</sup> Installment</b> | <b>Due- Monday December 30, 2024</b> | <b>\$972.76</b> |

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

**Special Assessment**

**Building 901 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |                    |
|----------------------------------------------------|--------------------|
| Palm Beach Building and Construction Invoice #3888 | \$583.68           |
| Palm Beach Building and Construction Invoice #3936 | \$5,430.00         |
| Palm Beach Building and Construction Invoice #4024 | \$52,440.00        |
| Palm Beach Building and Construction- permits      | \$190.00           |
|                                                    | <hr/>              |
|                                                    | <b>\$58,643.68</b> |

|                                                  |            |
|--------------------------------------------------|------------|
| Epic Forensic Engineering- Plans and inspections | \$5,000.00 |
|--------------------------------------------------|------------|

|                                |            |
|--------------------------------|------------|
| Painting catwalks floors 2 – 5 | \$4,000.00 |
|--------------------------------|------------|

|                  |                    |
|------------------|--------------------|
| <b>Subtotal:</b> | <b>\$67,643.68</b> |
|------------------|--------------------|

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|----------------|------------|
| Contingency 3% | \$2,029.31 |
|----------------|------------|

|       |          |
|-------|----------|
| Legal | \$500.00 |
|-------|----------|

|            |          |
|------------|----------|
| Accounting | \$300.00 |
|------------|----------|

|                     |          |
|---------------------|----------|
| Administrative fees | \$500.00 |
|---------------------|----------|

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|--------------------|--------------------|
| <b>Total Costs</b> | <b>\$70,972.99</b> |
|--------------------|--------------------|

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| <b>Special Assessment per unit owner – 30 units</b> | <b>\$2,365.77</b> |
|-----------------------------------------------------|-------------------|

**The Special Assessment is payable in one payment of \$2,359.59 by October 28, 2024, or in two installments, as follows:**

|                                   |                                     |                   |
|-----------------------------------|-------------------------------------|-------------------|
| <b>1<sup>st</sup> Installment</b> | <b>Due- Monday October 28, 2024</b> | <b>\$1,182.88</b> |
|-----------------------------------|-------------------------------------|-------------------|

|                                   |                                      |                   |
|-----------------------------------|--------------------------------------|-------------------|
| <b>2<sup>nd</sup> Installment</b> | <b>Due- Monday December 30, 2024</b> | <b>\$1,182.88</b> |
|-----------------------------------|--------------------------------------|-------------------|

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**The Marina At The Bluffs Condominium Association, Inc.**  
**Special Assessment**  
**Building 1801 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |                    |
|----------------------------------------------------|--------------------|
| Palm Beach Building and Construction Invoice #4077 | \$37,194.00        |
| Palm Beach Building and Construction Invoice #4090 | \$59,398.00        |
| Palm Beach Building and Construction- permits      | \$190.00           |
|                                                    | <hr/>              |
|                                                    | <b>\$96,782.00</b> |

|                                                  |            |
|--------------------------------------------------|------------|
| Epic Forensic Engineering- Plans and inspections | \$5,000.00 |
|--------------------------------------------------|------------|

|                                |            |
|--------------------------------|------------|
| Painting catwalks floors 2 – 5 | \$4,000.00 |
|--------------------------------|------------|

|                  |                     |
|------------------|---------------------|
| <b>Subtotal:</b> | <b>\$105,782.00</b> |
|------------------|---------------------|

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| Contingency 3% | \$3,173.46 |
|----------------|------------|

|       |          |
|-------|----------|
| Legal | \$500.00 |
|-------|----------|

|            |          |
|------------|----------|
| Accounting | \$300.00 |
|------------|----------|

|                     |          |
|---------------------|----------|
| Administrative fees | \$500.00 |
|---------------------|----------|

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|--------------------|---------------------|
| <b>Total Costs</b> | <b>\$110,255.46</b> |
|--------------------|---------------------|

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| <b>Special Assessment per unit owner – 30 units</b> | <b>\$3,675.18</b> |
|-----------------------------------------------------|-------------------|

**The Special Assessment is payable in one payment of \$3,675.19, or in two installments, as follows:**

|                                   |                                      |                   |
|-----------------------------------|--------------------------------------|-------------------|
| <b>1<sup>st</sup> Installment</b> | <b>Due- Monday October 28, 2024</b>  | <b>\$1,837.59</b> |
| <b>2<sup>nd</sup> Installment</b> | <b>Due- Monday December 30, 2024</b> | <b>\$1,837.59</b> |

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

**Special Assessment**

**Building 2001 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |                     |
|----------------------------------------------------|---------------------|
| Palm Beach Building and Construction Invoice #4059 | \$62,000.00         |
| Palm Beach Building and Construction Invoice #4078 | \$59,398.00         |
| Palm Beach Building and Construction- permits      | \$190.00            |
|                                                    | <hr/>               |
|                                                    | <b>\$121,588.00</b> |

|                                                  |            |
|--------------------------------------------------|------------|
| Epic Forensic Engineering- Plans and inspections | \$5,000.00 |
|--------------------------------------------------|------------|

|                                |            |
|--------------------------------|------------|
| Painting catwalks floors 2 – 5 | \$4,000.00 |
|--------------------------------|------------|

|                  |                     |
|------------------|---------------------|
| <b>Subtotal:</b> | <b>\$130,588.00</b> |
|------------------|---------------------|

|                |            |
|----------------|------------|
| Contingency 3% | \$3,917.64 |
|----------------|------------|

|       |          |
|-------|----------|
| Legal | \$500.00 |
|-------|----------|

|            |          |
|------------|----------|
| Accounting | \$300.00 |
|------------|----------|

|                     |          |
|---------------------|----------|
| Administrative fees | \$500.00 |
|---------------------|----------|

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|--------------------|---------------------|
| <b>Total Costs</b> | <b>\$135,805.64</b> |
|--------------------|---------------------|

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|-----------------------------------------------------|-------------------|
| <b>Special Assessment per unit owner – 30 units</b> | <b>\$4,526.85</b> |
|-----------------------------------------------------|-------------------|

**The Special Assessment is payable in one payment of \$4,526.86 by Monday October 28, 2024 or in two installments, as follows:**

|                                   |                                     |                   |
|-----------------------------------|-------------------------------------|-------------------|
| <b>1<sup>st</sup> Installment</b> | <b>Due- Monday October 28, 2024</b> | <b>\$2,263.43</b> |
|-----------------------------------|-------------------------------------|-------------------|

|                                   |                                      |                   |
|-----------------------------------|--------------------------------------|-------------------|
| <b>2<sup>nd</sup> Installment</b> | <b>Due- Monday December 30, 2024</b> | <b>\$2,263.43</b> |
|-----------------------------------|--------------------------------------|-------------------|

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

**Special Assessment**

**Building 2101 – Milestone Building Inspection Repairs**

**Expenditures:**

|                                                    |                     |
|----------------------------------------------------|---------------------|
| Palm Beach Building and Construction Invoice #3998 | \$51,830.00         |
| Palm Beach Building and Construction Invoice #4007 | \$26,920.00         |
| Palm Beach Building and Construction Invoice #4009 | \$65,429.80         |
| Palm Beach Building and Construction- permits      | \$190.00            |
|                                                    | <hr/>               |
|                                                    | <b>\$144,369.80</b> |

|                                                  |            |
|--------------------------------------------------|------------|
| Epic Forensic Engineering- Plans and inspections | \$5,000.00 |
|--------------------------------------------------|------------|

|                                |            |
|--------------------------------|------------|
| Painting catwalks floors 2 – 5 | \$4,000.00 |
|--------------------------------|------------|

|                  |                     |
|------------------|---------------------|
| <b>Subtotal:</b> | <b>\$153,369.80</b> |
|------------------|---------------------|

|                |            |
|----------------|------------|
| Contingency 3% | \$4,601.09 |
|----------------|------------|

|       |          |
|-------|----------|
| Legal | \$500.00 |
|-------|----------|

|            |          |
|------------|----------|
| Accounting | \$300.00 |
|------------|----------|

|                     |          |
|---------------------|----------|
| Administrative fees | \$500.00 |
|---------------------|----------|

|                    |                     |
|--------------------|---------------------|
| <b>Total Costs</b> | <b>\$159,270.89</b> |
|--------------------|---------------------|

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| <b>Special Assessment per unit owner – 30 units</b> | <b>\$5,309.03</b> |
|-----------------------------------------------------|-------------------|

**The Special Assessment is payable in one payment of \$5,309.03, or in two installments, as follows:**

|                                   |                                     |                   |
|-----------------------------------|-------------------------------------|-------------------|
| <b>1<sup>st</sup> Installment</b> | <b>Due- Monday October 28, 2024</b> | <b>\$2,654.51</b> |
|-----------------------------------|-------------------------------------|-------------------|

|                                   |                                      |                   |
|-----------------------------------|--------------------------------------|-------------------|
| <b>2<sup>nd</sup> Installment</b> | <b>Due- Monday December 30, 2024</b> | <b>\$2,654.51</b> |
|-----------------------------------|--------------------------------------|-------------------|

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