

Board Meeting Minutes
Open Forum
January 23, 2025

In attendance In person 47 Zoom 65 Total 112

Meeting called to order: 5:35 pm

Flag Salute: Armand Veltri

Roll Call: Neil Midtgard

President Lewis Panzo, 1st VP Armand Veltri, 2nd VP Richard Garzon, Treasurer Patricia Meglino, Secretary Neil Midtgard, All present.

Rocky: Management Report

Lamp project and Catwalk Strobe lights are ongoing.

Milestone Project permits for Buildings 11, 12 and 13 will be received shortly.

Concrete road repairs between buildings 901 and 1301 and in front of 601 are out to bid.

The pond has been mapped for areas of sludge, the contractor gave a demonstration of the process for cleaning the pond.

Hydraking is out to bid with two vendors.

In the process of receiving bids for the temporary repair of the Rip Rap behind building 1001.

Pool 1250- engineer has provided us with a plan for the repair and is currently out to bid.

Pool heaters for 650 and 1250 waiting for parts to complete repairs.

The building maintenance committee and Rocky have conducted inspections on the elevator modernization project. They have completed a punch list to be compared with the elevator inspection company punch list prior to making repairs.

Motion to approve the minutes from the December 17th 2024

Patricia 1st Neil Midtgard 2nd

Opposed- none Approved – All - motion carried.

Questions:

Michelle Myer building 10 unit 403 the

requested a board member to inspect flaking on the edges of the building that were recently repaired by PBBC as part of the Milestone repairs.

President Lew Panzo instructed Barbara-Rocky set up a meeting with Michele the next day to review.

Nick DiMaio building 5 unit 505

Questioned the completion date for the milestone project and why PBBC has stopped working.

Barbara: there was a delay in issuing permits due to Epic forensic engineering hadn't signed & stamped paperwork. Permits were returned to Jupiter and waiting to be issued.

Lew: PBBC was working, we stopped work in December for the holidays.

Nick Demaio: Asked why the delay in applying and that we should be 2 buildings ahead with permitting so the work never stops. I don't understand what this engineer is doing, he works for us, but he's not doing the right thing.

Rocky we are only allowed 5 permits at a time. They are good for 6 months; some buildings take longer and permits expire then PBBC has to renew the permit. Lew explained that all engineering firms are overwhelmed with the state mandates and all the condominiums that need their services.

Barbara English building 13 unit 505

Is there a list of the ongoing work and the order being done. Can this be listed on the website and do the cost of the permits stay the same over time.

Rocky: permits for Bldgs 11,12 and 13 are in process. Buildings 24 through 26 requires scaffolding. Pending the Marinas tentative plans to restart work this summer we don't want the scaffolding up while they work on the sea wall.

Barbara: Milestone is scheduled for 11, 12 and 13. It's not possible to give an exact date but we're looking at 4 to 8 weeks per building based on the level of repairs. As of right now we have a contracted price through the project.

As far as updated Milestone reports Barbara sends weekly updated emails to the ownership. The website is currently not set up for this information.

Steve Amante building 6 unit 201

Question to Rocky and Rich regarding rain sensors for the lawn sprinkler to buildings 5 to 9, 16 and 26. Sensors to buildings 5,15 &16 had been disconnected from jumpers. All sprinklers were tested and working, building 501 has no power going to the clock, there is no a junction box with a disconnect switch, another junction box with wires sticking out of it and will cover the low voltage wires but another code violation. There is no oversight and the work is unprofessional. Steve offered to work with someone for maintenance and give them an education on the system.

Rich: Step 2 is to reprogram and resolve these issues. We're saving on the water bill, so we'll work on that together. Rocky stated that his team did not disconnect the sensors and that he did not know who did but would check. He also reported that the sensors for the remaining buildings were on order.

Ralph Garafolo building 7

Questioned the substantial increase in the HOA's and roof replacement. Asking Is the increase temporary to meet the state mandate or a perpetual increase. I'd like someone to address the issue.

Pat:

we've addressed that in writing. Barbara has sent out multiple emails. we are required to comply with the regulations-and the regulations mandate that we have adequate reserves and the increase is due primarily to the need to increase the reserves to match the SIRS study that was done by our engineering firm so that we are in compliance. Expenses will get recalculated periodically.

Ralph, continues, Roofs why do we need such an amount collected when we just replaced them?

Pat- It is a time phased contribution whether it be roof or the elevator, and a whole myriad of whatever else is in the reserve list. All those must get funded so that when it's time to do that work we already have money put aside. Hopefully so hopefully we will have lesser assessments. But that is time dependent on inflation and so forth.

Michael Larkin building 10/ 501

you're saying primarily based on life expectancy, correct? and the cost going forward of what it would cost us at this particular point to have those things done in the future?

Lew - correct

Michelle Hear building 20 /404

Questioned any resolution to the survey.

Lew: waiting for attorneys' opinion on:

Remain budget as straight line funded or change to 30 year pooling, and amending condo docs to remove windows and doors from association and make an owner responsibility.

Barbara it is an approximate savings of \$933 for cash flow and approximately \$1200 For Windows and doors annually.

Pete Celino Bldg 5/ 502

Questioned why an attorney is required to change the budget after the survey had a 58% response 27% remain straight line 27% and 31% changing to 30 year cash flow. IT will not pass, and it is a waste of money.

Lew: In order to make changes in Florida the vote has to be verified by the State through their office and then they have to implement the changes in the declarations. The ownership asked for a vote and the board is trying to honor that request.

John DeAngelis 23-102

Questioned if we are in litigation with the Marina regarding the seawall.

Lew: we are in Litigation. We have requested a settlement for the damages caused by the seawall project. For continuing with the seawall project behind buildings 2301-2601, they have come up with a plan that we will share once we receive the details.

Dave 24-204

Questioned what are the projects the community is involved in?

Lew- Discussed the lake, a marine engineer is needed to look at the riprap behind building 10 that has to be solidified, and there is dredging going on in the flushing channel that is being paid by the Bluffs Marina.

Zoom question:

Susan and Raymond Murphy building 11-304 are all of the members of our board of directors aware of alternative funding methods prior to voting in our new budget.

Lew -yes Armand-yes Rich-yes Pat-yes Neil-No. Pat replied all board members should have read the SIRS report.

Raymond and Susan Murphy want to know with the addition of windows and doors to our reserve expenses and the annual contribution for all 660 units calculated to be approximately \$798,000 why were options regarding this newly added expense and potential saving options explained to owners?

Pat: They were. We published emails on the subject, and it was discussed at the budget meeting.

As treasurer I just wanted to say that talking to people who would stop me and say can you explain and I would, and what the options were and gave a clear understanding of what was going on Also, people

called or emailed the office. We were upfront and out there and people that wanted the information found a way to get it.

Susan and Raymond Murphy: What work is planned for pool 1250, the estimated cost for the job, how many estimates have been obtained, who was ultimately selected for the job and was an engineering firm used to determine the work was planned. Clarification that it's not related to the marinas over dredging or pile driving work.

Rocky: A contractor has not been awarded the job. We recently received the engineering plan from EPIC Forensic Engineering and should be able to be fixed by maintenance.

Nancy: building 1701-402 Trees have been missing, bushes overgrown, also pool lights are out.

Rocky: We will address the area where trees the have died and pool lights will be replaced.

Mary Ann Russo- 1201 /503 Disagreed with Pat about the survey stating it came out after our budget meeting and the budget was already passed.

Barbara: the question was raised at the budget meeting, if the board would consider changing to a 30-year cash flow method, Lew agreed to look into it and that is when we put out the survey.

John DeAngelis 2301 /102 Can you just give like a 2-minute dumbing down on what's the difference?

Lew: straight line funding the money goes directly to the line item that's being funded for 30 year funding you pool the money and can take money from any category and use it for for anything within the reserves.

Richard Bldg 1201-303

Questioned money that is already in straight line cannot be pulled out and put into pooled? Barbara Correct, going forward money must stay where it's at right now and it can't be combined with the pooling. Richard- So I think pooling is for going for money collected going forward if you vote on it beginning 2026

Barbara:

regardless of how you fund straight line or 30-year cash flow, if you use the funds they must be paid back. We start collecting again so you're never not paying into reserves, straight line or 30-year cash flow.

Owner unknown: There are a lot other things that have to factor in those decisions and I think the people here deserve to be educated about that before they vote so they understand it now and I think there are pros and cons that is important for somebody to explain the pros and cons.

Lew: The difference between straight line and the 30 year plan is the board determines how pooled money is used, and straight line, money collected can only be used for the item it is collected for, roof for roofs, painting for painting.

Owner unknown: I heard there will be a meeting with the governor -do you think do you think that it would alleviate some of the burden?

Lew: thinks the governor wants to give the seniors relief with very low or no interest loans, but that would not affect our association.

Zoom: John Gerosky building 12 unit 405 Would like an explanation on the windows and doors reserves and how they were calculated on SIRS. Considering the difference between buildings with two sliders and new build balcony sliders.

Pat: The SIRS report took into consideration whether the balconies were new. The calculation was done accordingly, then the reserves are calculated accordingly to the SIRS report.

Barbara: 12-304 We want an accountant that's familiar with these two funding methods so that they can thoroughly explain it.

Barabara Bergstedt: We do have a professional accounting firm and attorney, as well as a treasurer who has an MBA in finance. We have emailed to the ownership a detailed explanation on the differences. We will put out another explanation sheet if you have a specific question, please let us know and we will get the answer for you.

Joanne Berry and 12-402 Asked for an update on the dredging and replacing the fountain in the pond.
Rocky: in order to replace the fountain we are planning clean the pond first.

James Ahern building 10 - Palm tree trimmers are not trimming to the palms to the shape of 11:00 and 1:00, also the Palmetto bushes were not cleaned out, with regards to the budget being increased will this help with the trimming.

Rich: The town requires the palms to be trimmed to 9-3 ,next year we're going to go ahead and trim to 10-2 if you trim too much it's gonna affect the life of the palm.

Bill Mcduffy 901-104 Reserves growth for straight line items why would we not get a reduction in insurance in essence we are self insurance at the very least we are increasing our deductible

Lew: If you wanted to self-insure you would have to put in reserves millions. The most economical choice is to have the carrier insurance and have them take responsibility.

Janet Richards building 18 Can you invest the money in reserves?

Pat- John DiAngelis has sent several recommendations from the Finance Committee that will be reviewed by the association lawyer, accountant, and our auditor to make sure that we're within Florida guidelines with regards to investment. We are not allowed to put any association funds at risk. Reserve The money currently earns interest. John and the building budget committee have come up with several good ideas we have to just look into the legalities and if it's possible Pat will meet with them to move forward on that regard.

Cathy building 18-505

Who's paying for the dredging and sand removal of the waterway and the intercostal for flushing channel and what is the Marina responsibility?

Lew: Bluffs Marina.

Michele Myer: 1001 Will the Finance Committee John DeAngelis and Dave Blackburn receive the items they requested prior to May or prior to 2026 budget.

Pat: We have to insure any investing is secure and not a risk. It will certainly be before we do our 2026 budget.

John DeAngelis 2301-102 Questioned why as Finance chairman he can't contact the bank to ask simple questions that he would relay to the Committee. It would take some of the burden off the Board.

Lew: The Finance committee was formed and we sent out rules and regulations that govern the committees, they act as advisors to the Board of directors. We will contact the lawyer next week.

Lee Clemente 1901-505 Questioned why the building representative meeting previously held at night now have to be held during the day?

Barbara: Prior to last year we had only building representative committee. Now we have additional committees and according to our attorney there must be notices posted in advance and all owners must be allowed to attend. Having the meetings during the day is not required by the lawyer it's something that I worked out with the board because someone from the association has to be present and I don't get paid for overtime.

Michele Meyer: Can building reps be removed from being a committee?

Barbara: Will send an e-mail with follow up questions regarding committees attorney and give him a chance to answer.

Lew: We will work this out, this shouldn't be hard to work out.

Michelle Ahearn Building 20-404 Lighting on the island is bad especially in the guest area and lights on the walkway have been out for several weeks.

Rich: We are working with FPL to change lighting in the parking areas.

Pete Celino: 501 Requested permission to sit in Rocky's office to see if security is making his rounds, because he doesn't see him. .

Barbara: Reminded that we received daily reports with photos and that she had at a previous meeting encouraged Pete to come in the office anytime to review them. Nichole reminded me that they were out of parking tickets.

Ralph building? I know you're trying to get more money from the banks, but cautions about safeguarding association money and that all banks are only gonna be insured for \$250,000 so if you disperse the money might be a safer bet.

Neil Midtgard 230 103 Request the opinion from the lawyer in reference to the vote on Majority for windows and doors and we need 75% in cash flow or straight line which is it.

Barbara: Straight line is not in the docs it is a vote of the ownership, windows and doors are voted by buildings each building 16 units would constitute a majority.

Michael Larkin 1001 Requested Barbara to explain the responsibility for the windows and doors?

Barbara: The SIRS report states within 10 years we would have to collect at least \$8 million for windows and doors. It doesn't mean that in 10 years everyone will get new Windows and doors, it just means that we must have those monies collected in case we have to use it. Windows and doors are only replaced for structural damage. If you replaced your windows and doors you still have to pay into the fund. If something happens we would still be responsible for replacing Miami-Dade approved windows and doors.

Meeting Adjourned

7:36 pm

Neil Midtgard Secretary