

Thursday June 26, 2025

Submitted Barbara Bergstedt Office Manager

Called to order 5:30pm Steve Amante 1st VP

Special Assessment meeting

Buildings 1001, 1101, 1201, & 1901

Attendance: In Person 8, Zoom 9, Total 17

Flag Salute Armand Veltre 2nd VP

Roll Call: All present

President Neil Midtgard (Zoom), 1st Vice President Stephen Amante

2nd Vice President Armand Veltre, Treasurer Patricia Meglino, Secretary Michele Meyer (Zoom)

1st Vice President Stephen Amante began by thanking the ownership for attending and offered his and the boards gratitude to Barbara and Nicole for all the work they did in preparing for the meeting with a lot of computer issues all week.

Motion #1: 1st VP Stephen Amante: I would like to make a motion to Approve Special Assessment: Building 1001 for the Milestone Building Inspection Repairs in the amount of \$122,312.82. To be divided equally by all 30 units equaling a total of \$4,077.10 per unit. To be paid all at once no later than Friday July 25, 2025, or in two installment payments of \$2,038.55 Due no later than Friday July 25, 2025, and \$2,038.55 Due no later than Thursday September 25, 2025.

Questions: Richard Cuney 1001/206 1. Painting costs? Steve explained the paint adhering issues that some builds faced with an unknown chemical on the concrete that caused peeling, that the catwalks have to be scraped, sanded and scrubbed to assure the paint would adhere causing increased cost.

2. Was there a repair list to Palm beach Building and Constructions invoicing? Are there personal relationships/friendships outside of the association by Board or employees to

PBB&C? Steve explained that PPB&C worked off of the Milestone Inspection Report issued by Epic Forensic Engineering that all work was inspected by Epic Forensic Engineering, If there was any new areas noted by PBB&C they had to have Epic come out and inspect for scope of repair. Steve further explained that he and Rocky met with both companies and that they were confident everything was done to proper specifications. Steve said to his knowledge there were no outside relationships with PBB&C.

3. Richard Cuney 1001/206 and Bill Haders 1001/202- Contingency use and refund? Both Steve and Pat explained the contingency process and how 3% is actually low to the scope of the project. Pat explained that any left-over contingency would be credited back to the specific buildings- building repair fund, to offset the specific buildings budget, future or if the building had a deficit to offset.

4. Bill Haders 1001/202- Questioned the \$500.00 attorney fee and \$500.00 administrative fees as they pay for that in the regular budget. Pat explained that assessments and assessment fees are separate and not calculated the annual operating budget. Additionally, that \$500.00 in administration fees was low. Office Manager Barbara Bergstedt explained that there are associated fees that owners never see in the terms of collection efforts if owners do not pay their assessment on time or at all. Pat reiterated that unfortunately as treasurer she sees non-pay more often than would think for our community.

VOTE: First- Armand Veltre 2nd VP, Second - Patricia Meglino Treasurer. All Vote unanimously to approve motion passes.

Motion #2: Steve Amante 1st VP I would like to make a Motion to approve: Special Assessment: Building 1101 for the Milestone Building Inspection Repairs in the amount of \$104,323.50. To be divided equally by all 30 units equaling a total of \$3,477.45 per unit. To be paid all at once no later than Friday July 25, 2025, or in two installment payments of \$1,738.73 Due no later than Friday July 25, 2025, and \$1,738.72 Due no later than Thursday September 25, 2025.

No Questions:

VOTE: First- Armand Veltre 2nd VP, Second - Patricia Meglino Treasurer. All Vote unanimously to approve motion passes.

Motion #3: Steve Amante 1st VP: I would like to make a Motion to approve: Special Assessment: Building 1201 for the Milestone Building Inspection Repairs in the amount of \$106,129.69. To be divided equally by all 30 units equaling a total of \$3,537.66 per unit. To be paid all at once no later than Friday July 25, 2025, ^{or} in two installment payments of \$1,768.83 Due no later than Friday July 25, 2025, and \$1,768.83 Due no later than Thursday September 25, 2025.

Questions: 1. John Gerosky 1201/405 wants it recorded that he believes that PBB&C did more work than what was in Epic Forensic Engineering's report. 1st VP Steve Amante answered that other areas could be noted during repair that was not previously noted, but that in that case, Epic was called and their engineer came to inspect and advised scope of repair, as has happened at almost all buildings so far and is not uncommon in this type of construction.

VOTE: First- Armand Veltre 2nd VP, Second - Patricia Meglino Treasurer. All Vote unanimously to approve motion passes.

Motion #4: Steve Amante 1st VP: I would like to make a Motion to approve: Special Assessment: Building 1901 for the Milestone Building Inspection Repairs in the amount of \$115,087.37. To be divided equally by all 30 units equaling a total of \$3,836.25 per unit. To be paid all at once no later than Friday July 25, 2025, ^{or} in two installment payments of \$1,918.13 Due no later than Friday July 25, 2025, and \$1,918.12 Due no later than Thursday September 25, 2025.

No Questions:

VOTE: First- Armand Veltre 2nd VP, Second - Patricia Meglino Treasurer. All Vote unanimously to approve motion passes.

1st VP Steve Amante Thanked everyone for attending.

Meeting adjourned 5:55 pm.