

MARINA AT THE BLUFFS

1550 Marina Isle Way
Jupiter, FL 33477

BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING FOR BUILDINGS 1301 & 2401

Thursday OCTOBER 16TH

5:30 PM

POOL 1550 AND ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/83814044168>

Meeting ID: 838 1404 4168

Join instructions

<https://us02web.zoom.us/meetings/83814044168/invitations?signature=O4B-N2fEk88Y37n2rvYYfQaTBPwXgyhu0alqxWvKudw>

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 1301 for the Milestone Building Inspection Repairs in the amount of \$86,736.25 equals \$2,891.21 per unit.

APPROVE: Consideration and Adoption of a Special Assessment Building 2401 for the Milestone Building Inspection Repairs in the amount of \$277,148.73 equals \$9,238.30 per unit.

MEETING ADJOURNED

Posted 9/1/2025 Association Office

The Marina At The Bluffs Condominium Association, Inc.

Special Assessment

Building 2401 – Milestone Building Inspection Repairs

Expenditures:

Palm Beach Building and Construction	Invoice #4205	\$50,389.40
Palm Beach Building and Construction	Invoice #4211	\$50,000.00
Palm Beach Building and Construction	Invoice #4214	\$147,447.78
Palm Beach Building and Construction-	permits	\$190.00
AMP Electrical Services	Invoice #2025-06	\$3,750.00
RMS Arc Solutions, Inc.	Invoice #255098	\$3,181.35
Windpack Windows and Doors	Invoice #2006	\$500.00
Gotcha Covered	Invoice #GC400A-2024-18	\$310.30
Gotcha Covered	Invoice #GC400A-2024-190	\$310.30
Deal's Custom Aluminum, Inc.	Invoice #5373h	\$350.00
Robert Powell, (owner 2401/106 reimbursement Dans Fans)		\$320.99
MTD Painting (interior ceiling repair 2401 /101 & 306)		\$1,870.00

\$258,620.12

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

Painting catwalks floors 2 – 5 \$4,000.00

Subtotal: \$267,620.12

Contingency 3%	\$8,028.61
Legal	\$500.00
Accounting	\$500.00
Administrative fees	\$500.00

Total Costs	\$277,148.73
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Special Assessment per unit owner – 30 units	\$9,238.30
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The Special Assessment is payable in one payment of \$9,238.30 or in Three installments, as follows:

1st Installment	Due- Monday November 10, 2025	\$3,079.44
2nd Installment	Due- Friday January 9, 2026	\$3,079.43
3rd Installment	Due Monday March 9, 2026	\$3,079.43

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.