

Thursday, October 16, 2025.

Submitted by Michele Meyer, Secretary

Called to Order 5:30 P.M. Neil Midtgard, President

Special Assessment meeting

Building Assessment for 1301 and 2401

Attendance: In Person: 9 Zoom 22 Total: 31 Flag Salute: Armand Veltre
2nd VP

Roll Call: all present

President Neil Midtgard, 1st Vice President and Treasurer Stephen Amante, 2nd Vice President Armand Veltre, Secretary Michele Meyer, Director John DeAngelis

Neil: Calling meeting to order. We will be talking about buildings 1301 and 2401 Milestone Project. This is not an open meeting. This is about buildings 1301 and 2401 assessments only.

I would like to **make a motion to approve the adoption of a special assessment for building 1301 for Milestone building Inspection Repair. The total building amount of \$86,736.26 equaling \$2891.21 per unit. Payable in one payment of \$2891.21 due Monday, November the 10th or two (2) installments. The first is due Monday, November 10th for 1445.61, and the 2nd payment of \$1445.60 due Friday January 9th, 2026.**

MOTION: Armand Veltre **Second:** Stephen Amante

Discussion: Question asked if this is the first time anyone has been assessed for repairs on building 1301.

There was a lengthy discussion about both building assessments.

Unknown owner Building 13: What work was done?

Steve: The building was inspected, "Milestone Building Inspection", issues were found by the engineer Epic Forensic Engineering, and Palm Beach Building and Construction repaired them.

Vote: Stephen Amante 1st V. President-yes, Armand Veltre-2nd V. President-yes, Michele Meyer Secretary- yes, John DeAngelis Director- yes, Neil Midtgard President- yes.

Motion passes: 5 to 0

Neil: I would like to **make a motion to approve the adoption of a special assessment for building 2401 with Milestone building Inspection Repairs. The total building amount of \$277,148.73 equaling one payment of \$9,238.30 per unit payable on Monday,**

November the 10th or in three installments of \$3079.44 due on Monday, November 10th, 2025, \$3079.43 on Friday, January 9th, 2026, and \$3079.43 due on Monday, March 9th, 2026. Motion: Armand Veltre Stephen Amante: second

Discussion:

Multiple residents had a lengthy discussion about being asked to approve a \$9,238.30 payment when there hasn't been enough clarity for them on the bills and they would like us to delay the approval of the payment. **Steve** clarified that the vote will not be postponed. Notices were mailed, emailed and posted with plenty of time for owners to reach out to review invoices or ask questions prior to the meeting. Everyone is welcome to visit the office to review the invoices for their building related to the Milestone project.

Neil presented photos revealing the damage to building 2401 to help explain the extensive repairs needed and higher costs than other buildings. Neil noted that concrete scaling issues can worsen, with some balconies showing exposed rebar and structural problems beyond surface repairs; electrical conduits also need major work. Patti Schrieber, the building representative for building 2401, kept detailed attendance records and your concerns. Patti met with **Neil and Barbara** to review all of her questions, including time cards.

Neil explains, Prior to the contract being signed in January 2022, we received three- time-and-material quotes and explained the process for the Milestone repairs. Epic Engineering decides on actions and does not give exact amounts for noted deficiencies. Engineer **Roberto Rountree** came, took pictures and met with Rocky and PBB&C advised what needs to be done, PBB&C follows the engineer's guideline and then the engineer gives a final inspection. Neil further explains that once a hole is open, we can't close those until the engineer inspects and then he approves or he says you must go further, then they must keep going. It's not a choice.

Rocky reiterated Neil's description of the scope of work. Stating a comprehensive overview of the project's procedural oversight, which occurs at multiple levels. The process begins with the Main Engineer, who submits a detailed report and repair plan to the contractor for permit approval. Upon commencement of work, the Main Engineer conducts verification inspections to ensure proper repairs. Engineering professionals are compensated on an hourly basis, and their roles vary by level, depending on level of certification. In cases involving significant structural concerns, such as the situation with the balcony at unit 406. A Lead Engineer is specifically called in. Additionally, specific tasks, like conduit repairs, necessitate the expertise of licensed electricians to attach the conduits to the building due to material degradation also was a cost factor .

Vote:

Neil: I would like to **make a motion to approve the adoption of a special assessment for building 2401 with Milestone building Inspection Repairs. The total building amount of \$277,148.73 equaling one payment of \$9,238.30 per unit payable on Monday,**

November the 10th or in three installments of \$3079.44 due on Monday, November 10th, \$3079.43 on Friday, January 9th, 2026, and \$3079.43 due on Monday, March 9th, 2026.

Motion: Armand Veltre

Stephen Amante: second

Vote: Neil Midtgard President- yes, Stephen Amante- 1st V. President- yes, Armand Veltre 2nd V. President- yes, Michele Meyer Secretary- yes, John DeAngelis Director- yes.

Motion Passes: 5-0

This concludes our meeting tonight. Adjourned 7:11pm