

MARINA AT THE BLUFFS

1550 Marina Isle Way
Jupiter, FL 33477

BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING FOR BUILDING 2501

WEDNESDAY FEBRUARY 4TH

5:30 PM

POOL 1550 AND ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/83892306512>

Meeting ID: 838 9230 6512

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 2501 for the Milestone Building Inspection Repairs in the amount of \$241,116.97 which equals \$8,037.24 per unit if paid in full, or in three interest included payments totaling \$8,328.47 per unit.

MEETING ADJOURNED

Posted 1/20/2026 Association Office

d The Marina At The Bluffs Condominium Association, Inc.

Special Assessment

Building 2501 – Milestone Building Inspection Repairs

Expenditures:

Palm Beach Building and Construction	Invoice #4168	\$5,455.00
Palm Beach Building and Construction	Invoice #4213	\$54,494.00
Palm Beach Building and Construction	Invoice #4215	\$20,000.00
Palm Beach Building and Construction	Invoice #4218	\$20,000.00
Palm Beach Building and Construction	Invoice #4219	\$20,000.00
Palm Beach Building and Construction	Invoice #4232	\$99,041.00
Palm Beach Building and Construction-	permits	\$190.00
Deal's Custom Aluminum, Inc.	Invoice #5375h	\$2,000.00
Deal's Custom Aluminum, Inc.	Invoice #5382h	\$600.00
The Glass Professionals, Inc.	Invoice #25-1835	\$390.00
RMS Arc Solutions, Inc.	Invoice #255109	\$632.83
RyBil Services, LLC.	Invoice #201&301	\$835.00
		\$223,637.83
Epic Forensic Engineering-	Plans and inspections	\$5,000.00
Painting catwalks floors 2 – 5		\$4,000.00

Subtotal:	\$232,637.83
Contingency 3%	\$6,979.14
Legal	\$500.00
Accounting	\$500.00
Administrative fees	\$500.00

Total Costs	\$241,116.97
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Special Assessment per unit owner – 30 units	\$8,037.24
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The Special Assessment is payable in one payment of \$8,037.24 or in Three interest included installments, as follows:

Line of Credit Interest annual 7.25 divided by 6 months (2) = 3.625 = \$291.35

Divided by 3 payments = \$97.12 per payment added.

1st Installment	Due- Friday March 6, 2026	\$2,776.20
2nd Installment	Due- Wednesday May 6, 2026	\$2,776.20
3rd Installment	Due- Monday July 6, 2026	\$2,776.19

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.