Marina At the Bluffs

Board meeting Minutes

July 23, 2025, 5:30 PM

Respectfully submitted Michele Meyer Secretary

Neil Midtgard: Call the meeting to order. Armand Veltre, 2nd Vice President please lead us in the Flag salute.

Michele: Roll Call: Neil Midtgard, President, Steve Amante, 1st Vice President, Armand Veltre, 2nd Vice President, Patricia Meglino, Treasurer, Michele Meyer, Secretary, all present.

Michele: The Annual Sales and Lease report from January 1st, 2025, to July 23rd, 2025. We have total purchases-14, total leases – 81(total annual leases – 47, total seasonal leases 34).

Rocky: Managers Report: Attached:

Old Business:

Neil: Motion to Approve Board Meeting Minutes from Board Meeting Wednesday, May 21st, 2025.

First: Armand Veltre **Second**: Steve Amante

Vote: Steven Amante -yes, Armand Veltre -yes, Patricia Meglino-yes, Michele Meyer-yes, Neil Midtgard- yes **Motion passed:** 5-0

Neil: Motion to Approve the Board Special Assessment Meeting Minutes for Buildings 1001,1101,1201 and 1901 on Thursday June 26th, 2025.

First: Armand Veltre **Second:** Steve Amante

Vote: Steven Amante-yes, Armand Veltre-yes, Patricia Meglino-yes, Michele Meyer-yes, Neil Midtgard- yes **Motion passed** :5-0

Neil: Motion to Approve Board Special Assessment Meeting Minutes for Buildings 1001, 1101, 1201 and 1901 on Thursday 2025.

First: Armand Veltre **Second:** Steve Amante

Vote: Steven Amante-yes, Armand Veltre-yes, Patricia Meglino-yes, Michele Meyer-yes, Neil Midtgard- yes **Motion passed**: 5-0

New Business:

Neil: Motion to Approve Changing the Current Association Budget Funding Reserves, Common and Building, from Straight-Line Funding Method to 30-year Cash-Flow Method.

Discussion: **Nick DeMaio**: 501-505: If the change is made will there be a reduction in the HOA fees? **Steve:** Yes, they should go down. **Patricia Meglino**: I do not agree, we were Straight-line. This is a change to Pooled, which is different. We are not going backwards in 2025. We are making a change going forward for next year's 2026 budget. The issue that several people have is: Straight-Line is an industry standard. It has been around for many years and is a much safer way to fund reserves. While initially, the Pooled method will lower our COA fees a little bit, over the course of time they will level out and be exactly equal. **Rich Garzon:** 1701 I want to make sure we are clear that the 30-year Cash Flow only applies going forward and whatever Reserves monies are in Straight-Line will remain there. **Patricia Meglino,** Correct.

Neil: To the new Florida Statutes, there will be two accounts. Straight-Line, which retains its funds, and from 2026, all budget reserve money will go into a Pooled account. For example, we need to replace fire pumps and generators but lack funds. The Pooled account can support the Straight-Line account, avoiding special assessments.

Rich Garcon: Any Reserve money used will have to be replaced? **Neil**: Yes.

Steve: The Pool Method is used only for Reserve Funding and doesn't mean increased spending. Currently, we can spend funds only on specific reserve items as needed but Pooled lets us access money from other reserve funds instantly for urgent issues—example, replacing fire pumps—which avoids delays caused by quarterly collections. With Pooled, unused funds from categories like roof or balcony reserves are accessible, eliminating interest from having to use the line of credit, legal fees, and streamlining repairs. Next year, if generators need replacing, we can use the roofing reserve through this flexible method to handle repairs promptly.

Pat: Let me just clarify one question, you are saying we can borrow the money and put it back. It needs to wait until the next budget to put it back.

Steve: We'll include the exact amount in the next budget, so there's no guessing or miscalculation.

Neil: The straight line reserve funds can only be transferred to the Pool account with a two-thirds vote of all 660 owners. Otherwise, funds will remain in their designated line until they are needed.

Rich Garzon: If we draw a significant amount from the pooled reserves for other expenses, we will need to replenish those reserves . What is the expected timeline for doing so? Will an assessment be necessary to restore the reserve balance?

Steve: Next year, Pat will include it in the budget to avoid an assessment, which incurs legal, mailing, and administrative fees. State law requires us to add it back the following year.

Barbara: Clarification: If reserves are used for a specific line item, such as Straight-Line, the life expectancy for that line item is adjusted accordingly, and collections are made based on the life expectancy shown in the SIRS report. For instance, if the generator is replaced and has an expected lifespan of 35 or 40 years, collections restart according to the new life expectancy; it is not necessary to repay the entire $600,000 in the following year. Instead, the process begins with that year's useful life expectancy, calculated as 30 years divided by the estimated cost. If pooled and the money is borrowed from another category, the total amount borrowed must be repaid in the next year.

Rich Garzon: That would freeze the funding and would turn into an increase in fees.

Steve: Either way you are going to have an assessment.

Rich G: As a resident, I recognize that daily contributions are needed to support the cost of living in this community. These contributions help fund the roads, pools, and other necessary resources we use regularly. Everyone needs to understand this.

Neil: Thank you for bringing that up

Michele: The passage of Florida legislation provided clarity on legislative intent. Lawmakers considered prior challenges, as measures enacted two years ago led to some entities receiving insufficient or no funding due to limited deliberation. Our organization has consistently received appropriate funding; recent SIRS reports indicate a need for increased funding. The impact on residents was not fully anticipated by Tallahassee. By adjusting the Reserve funding approach, the goal is to improve community support. Endorsement of this initiative occurred after review of the final legislation, which set up checks and balances such as the record-keeping protocols that must be submitted to Tallahassee. Additionally, the legislature is setting up a department to oversee the transition. With these measures in place, I am confident we can adopt the Cash-Flow method for Reserve funding with the 2026 budget.

Dave Galligan: Bldg 10-205... Will the HOA fees go down? When will we know?

Pat: We begin budget work in July, and it takes about three or four months to complete. As Michele mentioned, we waited for the legislative sessions to end and for Becker's booklet to provide necessary information. Our goal is to use accurate data so we can present reliable numbers. I also reminded the board that discussing numbers now is premature and could lead to errors.

Zoom Question: Doug DeMay bldg 24-401... Pat said that the cash flow method would initially reduce our HOA but over time it would level out. What evidence do you and the board have to support that opinion?

Pat: The financial diagram, shaped like a bathtub, illustrates a trend that dips then rises. Analyzing it requires advanced mathematical tools and accounting support, which will make our reports even longer and more complex.

Phylis Cohen: Bldg.801-202... On the Cash-Flow Method don't we vote on it?

Neil: In the past it would be 2/3 of the ownership. The legislation changed that to the individual Boards to decide Cash-Flow or Straight-Line method of funding the reserves.

Armand: I've lived here for 20 years and served 10 on the board. We've addressed challenges as needed, and I believe Straight-Line has been effective and should continue.

Dave Galligan: Bldg 1001-205 ...I understand that the board has the decision whichever accounting system we use. Why didn't we ask the community what they want to do?

Neil: We sent a survey out and the majority the of the community voted to switch to the Cash-Flow method of accounting. Up until last year you needed an ownership vote of the community. As of July 1, 2025, it was changed that the Boards could make the decisions on this question.

Barbara: A survey showed most respondents supported switching to cash flow funding, though less than half participated and the margin was 22 votes. The Attorney advised waiting for legislative updates, which now allow Boards to choose between Cash-Flow or Straight-Line for Reserves. Straight-Line funds stay as-is unless 75% of owners vote to shift them. For 2026, new funding uses 30-year Cash-Flow, but Straight-Line remains protected unless owners vote otherwise. The result, the Board decides.

Pam (Bldg 1001-506): I understand this legislation is about cash flow because progress is necessary, and repairs can be made in real time.

Barbara: Only for Reserve items, like roads, parking lots, or generators, but not for regular maintenance. You should review your budget to see which items are Reserve. The goal is to fix issues using available reserves instead of assessing everyone at once. Differing views exist, but these are mostly opinions, not facts.

Karen: 1701-101, We can only draw from two accounts of Reserves?

Neil: We have 12 items in Building Reserves, each funded to cover replacement costs based on engineering estimates. Currently, Straight-Line funding ensures money is set aside for each item. If we switch to Pooled funding for the 2026 budget, we will have 2 accounts. Contributions will go into a separate account, allowing us to cover any of the 12 items as needed, rather than requiring a special assessment.

Barbara: Example: You need to replace the fire pump but lack funds. You can borrow from two sources, such as railings or roofs, and repay them later. You cannot borrow from more than two items in Pooled or CashFlow. It must be paid back.

Michele: Find the original text of the law to gain clarity. It outlines the parameters that guide our decisions, ensuring they are made appropriately.

Neil: Before we get to the vote, there have been ongoing discussions and exchanges of opinions over emails about this matter. The conversations have taken place over several months, rather than just recently.

Barbara: When the Board uses the Pooling or Cash-Flow method and borrows from another sector they must file that with the State to their oversight committee so they can pay attention.

Neil: **Make a Motion to Approve Changing the Current Association Budget Funding of Reserves, Common and Building, from Straight-Line Funding method to a 30-year Cash-Flow method.**

First Motion: Armand Veltre **Second**: Steve Amante

Vote: Steven Amante- yes, Armand Veltre-No. Patricia Meglino-No,

Michele Meyer-yes, Neil Midtgard-yes. **Motion Passed:** 3-2

Neil: Motion to approve forming an Association Building Paint Committee today.

Phyllis Cohen Bldg.801-202: If we do not get 75% majority does it revert to original color.

Discussion: Neil if you read your declarations 8.1. I have been with the lawyer he showed me because I disagreed that changing the color, my opinion, is a material change. They showed me two court cases within the state of Florida that the judge ruled that changing the color is a material change that is why the Paint committee is being formed. To get as much information as we can, we have already put some colors up for you to see from a professional from Benjamin. It does not seem people like them, but we will go to the Paint committee, and they can do all the research and the legwork. If it comes down to the fact that they want to change the color, then we must see the amount of money we have. If you read 8.1 there's a couple of ways of doing this. If the fee exceeds 5% of both the Reserve budget and the budget given for each individual building—and considering that there are 22 buildings in total—20 buildings will follow one set of declarations, while the remaining two have separate declarations. The voting process is conducted by building according to these declarations. If the amount to paint is **less than** the 5% threshold, it would be addressed by the association. With $8 billion in reserves, keeping costs within the 5% limit ensures that decisions are handled by the board.

Phyllis Cohen: I still do not understand that every building must get 75%, what if 10 buildings have less than 75% you are not going to have separate colors?

Neil: 22 buildings are going to vote. It is ready to go. It will be mailed, and we must get the vote out to the people to decide what we are going to do. If we do not get 75%, and we do not keep the vote below the threshold then the color is going to stay the same.

Phyllis: It is gonna cost more money than it would have last year when we had an agreement.

Neil: We did not have an agreement. The painting of the buildings is one price and the painting of the railings, is another. We had a price of $260,000 for the buildings. An extra $200,000 for the railings. We did not have enough money in the Reserve. We are going to have a contract that details everything.

Pam: Changing the color of the building requires added payments for all doors that are not part of the building itself, and the railings now have a separate price. People will vote not really realizing the doors are going to cost more.

Neil: We are going to rewrite the specs by Benjamin Moore, who has our painting contract. We buy all the paint from them. You are going to have the price for all three. We must get at least three painting contractors.

Barbara: Whenever you do a vote, the bids are posted. You will know exactly what the cost is ahead of your vote.

Neil: The specifications will be written and shared with everyone though costs are still unknown. We have competing priorities, including safety concerns, but these tasks will be completed as needed. The Committees were formed to be advisors to the Board. We have various committees ex. Building Maintenance and Planning, aid us; their members are knowledgeable. The Planning committee consists of six people, led by a chairperson appointed by the president, with liaisons to help coordinate and provide recommendations to the board. Our goal is to manage this efficiently and avoid special assessments whenever possible.

Dave G: A person from the HOA must open the door to paint so why can't we hire a couple of people here to paint the doors?

Neil: Your point is well taken and when we get to that area, we will have the committee meet. All the owners will be at the meetings.

Pam: Bldg 10...The catwalks in Bldg 10 horrendous. This was a material change.

Neil: We had this conversation on the phone. Everyone wanted something darker, and it is holding up good. We did respond to your lawyer and now it is in the hands of the lawyer. We responded exactly how the process works. All we need is the Boards decision.

Pat: We are in the middle of making a motion about forming a Painting committee. We need to stick to the agenda.

Motion: Steve Amante **Second**: Armand Veltre. **Vote**: Steven Amante- yes, Patricia Meglino- yes, Michele Meyer- yes, Neil Midtgard- yes. **Motion passes**: 5 to 0

Make a Motion to Form an Association Tennis/ Pickleball Committee.

First Motion: Armand Veltre **Second**: Steven Amante **Vote:** Steven Amante- yes, Armand Veltre- yes, Patricia Meglino- yes, Michele Meyer- yes, Neil Midtgard-yes.

Motion passes: 5-0

Neil: Before proceeding to the open forum, I would like to address a significant matter. We have experienced an unprecedented increase in lightning strikes, which has highlighted the need for enhanced surge protection measures. Last year, following our first lightning strike out of seven incidents, we recognized the urgency to act. After thorough discussions, we started a contractor bid; the selected contractor promptly utilized his full inventory of 10 or 11 surge protectors for installation, with the remaining order facing supplier shortages.

Regrettably, recently one lightning strike affected five buildings by striking one of our electrical components, resulting in the failure of five elevators. Although not publicized, these outages were considerable. Rocky took immediate action by contacting the electrical contractors, with no response. Vice-President Mike West of Elevated Elevator was attending a safety conference at the time. He dispatched three technicians the following day, restoring four elevators to service. In Building 19, all available components were replaced, except for the motor, which required two weeks to obtain. All remediation steps were taken, and currently, every elevator is equipped with surge protectors.

I would now invite Nick DeMaio from our Building Maintenance Committee, who has been instrumental in this project since last year, to provide an explanation suitable for all levels of understanding. Nick serves as our onsite electrical expert and has been integrally involved with the surge protector initiative.

Nick: We are unsure of the source of recent lightning strikes—they could be due to Florida Power & Light, a compromised Conduit System, or our aging Lightning Protection System. The system is over 40 years old, has suffered damage, and painted conductors do not follow standards. Wires that break need proper splicing, which has not always been done.

Our priorities are: first, have an expert inspect the Lightning Protection System; second, contact Florida Power & Light; third, consider assessing the Underground Conduits, if necessary, though it is costly.

Surge protectors offer some protection, but nothing will stop extreme levels like 300,000 Volts and 30,000 Amps.

Neil: Our next agenda is to get the professionals to look at our Lightning Protection Systems.

Open Forum: Anyone that wants to ask a question at this time, please come up.

Rich G: Why will Windows and Sliding Doors not be in the budget for 2026? I believe that we should all get a credit on our dues if the vote passes.

Neil: We will decide the outcome once votes are in. I will refer to Windows and Sliding Doors to avoid confusion about the front door. If $798,000 Reserve is not removed, we must fund it again. **Remember, not voting counts as a NO.** The legislature has given us instructions. Pat will respond next.

Pat: When we get the results of the survey and have the facts we will decide.

Peter: 2401... What state laws guide how many years require us to paint the building.

Response: The SIRS report

Barbara: Every ten years, the board hires an engineer to produce a SIRS report estimating life spans and replacement costs for assets like generators, paint, roads, and parking lots. Reserve funds are set based on this report, with adjustments made as needed; surpluses stay in reserves. The engineer provides estimates and schedules of future maintenance. Budgeting divides projected costs from the report by 660. The SIRS is available online.

Barbara: The vote will go out on Friday to the ownership with the return board meeting date of Thursday August 28th for the vote to be calculated. You will know on that date what needs to be included/or removed from the budget. You will know the ownerships decision.

Neil: Monday, we had a workshop. It is the only way the Board can speak with each other, eight people showed up. You cannot ask questions, but you can listen and hear what our opinions are.

Nicole: 14- There are separate documents for buildings 16 and 26, and another set for the rest of the community. What steps are being taken to align 16 and 26 with the rest?

Neil: We are already working on that.

Barbara: With respect to Buildings 16 and 26, there are two items requiring a vote. The first is to amend their condominium documents to ensure consistency with the rest of the community. The second is to determine whether to remove the Windows and Sliders provision. If a building does not vote to remove the Windows and Sliders responsibility, only that building will be required to contribute to the associated fund, as this amendment applies on a building-by-building basis.

Furthermore, if any building, regardless of which set of documents they are governed by, does not secure the necessary 16 votes to approve the amendment, those buildings must continue contributing to the fund. Should Buildings 16 and 26 choose not to amend their condominium documents, it will have no impact on other buildings.Each building currently pays for its own window and slider upkeep. The condo documents require the association to cover structural damage, but this vote would make owners responsible instead and remove the need for association reserves, as now required by state law.

Neil: **Committees**: In our rules and regulations, # 53 the President appoints the chairperson and the overseer and then they pick the people that they want on their commitment. Steve is the overseer of the Pickleball/Tennis Committee. The Co-Chairs, Peggy, and Lois have 5 members. They choose the members; we just choose the chairs. Michele is the overseer of the Painting Committee. Pat Sherry is the chairperson. She is going to pick the people that she wants; we must approve the committees tonight.

Barbara: We emailed owners to find volunteers for the committee; interested individuals should send their resumes to the board. The board selects a chair, who then reviews all resumes and chooses the committee members—usually three to five people.

We are forming an Insurance Committee. If interested, please send me your resume.

Neil: The insurance runs from May to April. I am asking for Insurance Committee to help us with the next year.

Peter Ciolino: bldg 5-502... Are we going to paint the doors for the elevator rooms? **Steve**: It is on our list.

Peter: Thank you, Steve, for getting the parking lot clean after the street cleaners we pay to clean it left it with the oil stains and other dirt stains.

Neil: Only two Board members can discuss matters privately; three requires an open forum. Steve and I will review contracts this week, deciding which to end or extend to best serve the community.

Pete Ciolino: The staff in our office are wonderful. All I ask is if you are on a call, have the caller wait one moment, answer the incoming call to make sure it is not an emergency, like a water leak. You are great.

Neil: Since owners are often away, water leaks could impact four other apartments. We're hiring another worker to help. Barbara sends weekly event emails, while Michele shares important updates on Facebook. With 360 users, we prioritize essential info. We value your feedback and aim to keep improving communication. Completing the budget is a priority.

Questions: **Nicole**: **Pool 1250** stabilization project. It is going well.

Pete: Comcast: We get money from Comcast; can't we use that to help subsidize the pumps we have to put in.

Pat: The issue is the $150,000 must be used over time. We cannot use it all up front. It is a10 year payout, 100%, and you can only use it for the Comcast bill to offset the Comcast bill.

Barbara: The contract outlines the legal and regulatory requirements regarding the use of funds. Previously, under Eddie's management, signing a Comcast bill for standard service resulted in a bonus, which was spent at once and subsequently repaid after being legally advised. This contract we are signing was reviewed and verified before signing. A buy-back of $130,000 was offered if the contract was signed to transition to fiber optics. This amount is divided over 10 years, and each year's portion is credited to the Comcast bill, reducing costs for owners. By law, these credits can only be applied to Comcast charges.

Pat: The balance is sitting in an account on our books.

Rich G: What is happening with the area being dredged at the peninsula?

Rocky: The dock master needs to update us on his next steps since the dredging failed.

Pam: TidalPointe repairs. It is under contract waiting for the permits to repair.

Rich: People flying down Marina Isle Way. When will the roads be done

Neil: We are looking at Calming strips.

Armand: Many towns have speed bumps, which are inexpensive, especially our neighbors next door. Since several birds have been killed here due to drivers speeding and ignoring stop signs. If we act quickly, it could help prevent more accident

Steve: 2401-204... I would like to commend the board's efforts about communication, pro-active communication. We get a response. When questions arise, we receive prompt responses. Thank you.

On ZOOM...Josie Rendoza: 2301-205... she would like an update on the Seawall Project.

Neil: I am in Building 23, I am engaged in direct discussions with the president of the Marina about the progression of our project. No other parties are involved in these conversations currently. We are awaiting an engineering report that our engineer requested; the president's engineer is expected to provide it. Although they believe two of our key questions have been addressed, we have not yet received satisfactory answers. Our priority is still ensuring proper protections, including clarity on issues such as piling and the installation of protective poly beneath patios.

I will soon meet with the Seawall Committee to update them on our activities, status, and any added developments. We are gathering final questions related to the project.

Additionally, we have an owner, Christian, who is a professional painting contractor. I spoke with him today, and when the time comes to paint the buildings, he will be contacted. We are committed to managing resources efficiently to avoid imposing assessments on owners.

Thank you everyone. It is 7:01pm meeting adjourned