

MARINA AT THE BLUFFS

1550 Marina Isle Way
Jupiter, FL 33477

BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING FOR BUILDINGS 1401, 1501 & 2201

WEEDNESDAY AUGUST 26TH
5:30 PM
POOL 1550 AND ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/84912704202>

Meeting ID: 849 1270 4202

Join by SIP

• 84912704202@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/84912704202?signature=mgcmsf2Tpp84iSxsQz3fSEXpYudjmcMbCrFN3EnG5n4>

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 1401 for the Milestone Building Inspection Repairs in the amount of \$101,580.98 which equals \$3,386.04 per unit if paid in full, or in two interest included payments totaling \$3,427.04 per unit.

APPROVE: Consideration and Adoption of a Special Assessment Building 1501 for the Milestone Building Inspection Repairs in the amount of \$115,399.46 which equals \$3,846.65 per unit if paid in full, or in two interest included payments totaling \$3,893.22 per unit.

APPROVE: Consideration and Adoption of a Special Assessment Building 2201 for the Milestone Building Inspection Repairs in the amount of \$147,526.62 which equals \$4,917.55 per unit if paid in full, or in two interest included payments totaling \$4,977.08 per unit.

MEETING ADJOURNED

Posted 8/11/2026 Association Office

The Marina At The Bluffs Condominium Association, Inc.

Special Assessment

Building 1401 – Milestone Building Inspection Repairs

Expenditures:

Palm Beach Building and Construction Invoice #5266	\$69,156.00
Palm Beach Building and Construction Invoice #5274	\$5,850.00
Palm Beach Building and Construction Invoice #5281	\$15,870.00
Palm Beach Building and Construction Invoice #5296	\$1,100.00
Palm Beach Building and Construction- permits	\$190.00

\$92,166.00

Epic Forensic Engineering- Plans and inspections	\$5,000.00
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Subtotal: \$97,166.00

Contingency 3%	\$2,914.98
Legal	\$500.00
Accounting	\$500.00
Administrative fees	\$500.00

Total Costs \$101,580.98

Special Assessment per unit owner – 30 units \$3,386.04

The Special Assessment is payable in one payment of \$3,386.04 Due on Friday

September 25, 2026 or in Two interest included installments, as follows:

Line of Credit Interest annual 7.25 divided by 3 months = \$41.00 = \$3,427.04

Divided by 2 payments = \$20.50 per payment added.

1 st Installment	Due- Friday September 25, 2026	\$1,713.52
2 nd Installment	Due- Wednesday November 25, 2026	\$1,713.52

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.

The Marina At The Bluffs Condominium Association, Inc.

Special Assessment

Building 1501 – Milestone Building Inspection Repairs

Expenditures:

Palm Beach Building and Construction Invoice #5284	\$55,495.00
Palm Beach Building and Construction Invoice #5289	\$16,315.00
Palm Beach Building and Construction Invoice #5293	\$33,582.00
Palm Beach Building and Construction- permits	\$190.00

\$105,582.00

Epic Forensic Engineering- Plans and inspections	\$5,000.00
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Subtotal: \$110,582.00

Contingency 3%	\$3,317.46
Legal	\$500.00
Accounting	\$500.00
Administrative fees	\$500.00

Total Costs \$115,399.46

Special Assessment per unit owner – 30 units \$3,846.65

The Special Assessment is payable in one payment of \$3,846.65 Due on Friday

September 25, 2026 or in Two interest included installments, as follows:

Line of Credit Interest annual 7.25 divided by 3 months = \$46.57 = \$3,893.22

Divided by 2 payments = \$23.28 per payment added.

1st Installment	Due- Friday September 25, 2026	\$1,713.52
2nd Installment	Due- Wednesday November 25, 2026	\$1,713.52

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.

The Marina At The Bluffs Condominium Association, Inc.

Special Assessment

Building 2201 – Milestone Building Inspection Repairs

Expenditures:

Palm Beach Building and Construction	Invoice #5249	\$70,607.00
Palm Beach Building and Construction	Invoice #5256	\$58,830.00
Palm Beach Building and Construction-	permits	\$190.00

RMS Arc Solutions, Inc.	Invoice #255145	\$896.42
Deal's Custom Aluminum, Inc.	Invoice #5462h	\$2,250.00

\$132,773.42

Epic Forensic Engineering- Plans and inspections	\$5,000.00
Painting catwalks floors 2 – 5	\$4,000.00

Subtotal: \$141,773.42

Contingency 3%	\$4,253.20
Legal	\$500.00
Accounting	\$500.00
Administrative fees	\$500.00

Total Costs	\$147,526.62
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Special Assessment per unit owner – 30 units	\$4,917.55
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The Special Assessment is payable in one payment of \$4,917.55 Due on Friday
September 25, 2026 or in Two interest included installments, as follows:

Line of Credit Interest annual 7.25 divided by 3 months = \$59.53 = \$4,977.08

Divided by 2 payments = \$ 29.76 per payment added.

1st Installment	Due- Friday September 25, 2026	\$2,488.54
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2nd Installment	Due- Wednesday November 25, 2026	\$2,488.54
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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.