

**BEACHPLACE ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING MINUTES  
April 13, 2023**

The meeting was called to order at 9:00 am and members present in person in the Beachplace Clubhouse, and those participating via Zoom 46 were welcomed, followed by a roll call to confirm a quorum of the Board.

**Roll Call** – Board of Directors

Present via Zoom/onsite: Dr. Low, Ms. Parris, Dr. Soskolne, Mr. Traxler, Dr. Berner, Mr. Baker, Mr. Dutton all Board Members present. Quorum established.

**Approval of Minutes** –

**Motion:**       **Dr. Berner**  
Second:        Dr. Soskolne  
Motion to accept the minutes from the March 9th, 2023, Annual Membership Meeting.  
**Motion Unanimously Approved**

**Motion:**       **Mr. Baker**  
Second:        Dr. Berner  
Motion to approve the minutes from March 9, 2023 Board of Directors' Meeting as distributed.  
**Motion Unanimously Approved**

**Auditor Report** - Dave Hochsprung, Cavanaugh & Co. LLP

- The audit was completed on time, by March 31. The auditor gave Beachplace's financials a clean opinion, with a few adjusted journal entries. The audit was similar to last year, with about \$20,000 unpaid receivables. One complexity involved accounting for investments in Treasury bills and notes.

**Manager's Report** - **Bridget Spence – Acting General Manager**

- Bridget provided a report of the activities which have taken place over the past month. A copy of her management report is attached. She highlighted the following:
- Pool & Beach Issues
  - Beach Attendant hours adjusted beginning April 10th - 11am to 7pm due to later sunset hours.
  - Pool was closed for 24 hours on Saturday; it was necessary because there was an accident in the pool which needed to be sanitized and cleaned.
  - Lap lane swim hours remain the same sign-ups are located under the clubhouse.

- Reminder - Limit eating and drinking to tables beneath the clubhouse, only water bottles permitted in the lounge areas around the pool.
  - Leak Repair - underneath clubhouse area will remain open and be accessible. The repair is expected to take four weeks. There will be a two-week period of active work on the pool. The kiddie pool will also be closed during this time because the pumps feed the main pool and kiddie pool, the office will notify when spa and kiddie pool are open. There is also a curing process after the repairs are completed and once the pool is refilled, to test and make sure no discoloration occurs. An alternate pool option while the pool is closed is Lido Pool. We will provide additional information.
  - Grills will be open while the pool is closed.
- Assistance Animals on Property
    - There are 4 registered service animals currently.
    - Residents may not ask why or what condition the animal assisting is assisting with.
    - Refer to "Roles of Community Members" included in the Assistance Animal Policy
    - Any questions on approved animals on property should be referred to office, or gate house when office is closed. Management and security have photos of the documented and approved animals allowed on property.
- Reminder Turtle Nesting Season starts MAY 1<sup>st</sup> through October 1<sup>st</sup> - Make sure to turn off balcony lights. Failure to do so may result in a citation from the Town LBK.
- Asphalt driveway repair (north side) – work to be done in May, will address the removable barrier on the south side.
- Landscape
    - Berm frontage first phase of the plantings arrived on Monday and the larger trees will come in about three weeks later.
    - The irrigation water schedule will be adjusted to make sure the new plants are healthy, surviving, and thriving.
    - The landscape contract is up for renewal in July and we are currently in the rebidding process.
- Clubhouse Stairs – we are requesting input from the structural engineer; the plan is to repair the stairs this summer.

**FINANCIAL REPORT: Kimberly Parris – Treasurer**

Ms. Parris provided a draft summary of the February Financials which were distributed and a copy of her reports are attached. The February financials are in a new format, (the auditor mentioned that we would like to do the reports in a similar format), the monthly income and expense numbers are pretty much finalized for the income and expense.

She highlighted the following:

- Income and Expenses - actual income was \$325,641 and budgeted amount was \$319,662 for a variance of \$5,979, difference is predominantly due to application fees.
- Year to Date (YTD) numbers are \$1,516,007.83 in actual revenue, and the budgeted number was 1,297,000.00 with a variance of \$556,004 84. The variance represents the Special Assessments collected for the windows/doors/sliders replacement project.
- Reserves - at the end of December 31, 2022, was \$3,551,007.85. February reserves funding was \$364,972. The reserves expenses were \$4,843 for roof inspection, and \$1,280 for some concrete work. Three million reserved dollars (\$3,000,000) are invested in treasury bills.
- Year to Date (YTD) total in reserves is \$3,875,397, with \$850,680 roof loan balance therefore net reserves are \$3,024,717.
- Questions & Answers:
  - Q: Explain fully funded path.
  - A: A fully funded reserves path is one that assesses to collect sufficient funds every year so that there will be enough money to replace the component or perform the deferred maintenance when dictated by the reserve schedule for that component/item when it is at the end of useful life and needs to be replaced. Thus, being on a fully funded path at a particular date means that current funds and future funding will be adequate to cover the replacement cost.
  - Q: What is the loan interest rate and term?
  - A: The rate is 3.9% fixed for the first ten years, then variable based upon the 5 year note rate. The loan term is 6/15/2026, and was originated in 2016. Therefore, the loan will be paid off and not be subject to a variable interest rate.

### **Committee Updates:**

- **Ratify Committee Members:** Dr. Low distributed a President Report noting the current year standing committees, their purpose, and listed each committees' members. A copy of the report is attached.

**Motion:** Dr. Low

Second: Dr. Berner

Move to approve the committee members as previously detailed and distributed in the President's Report with one correction, adding Ms. Parris, Treasurer to the Reserves Committee.

**Motion Unanimously Approved**

**B.S.I Committee – Doug Nolan, Chair:** B, S, & I Committee met 4/11 and verbal report was given. A copy of the committee's minutes/report is attached. Mr. Baker highlighted the following:

- 43 units represented at the meeting 19 online via zoom and 24 in person.
- Discussed updated schedule regarding windows, doors, and sliders.

- Discussed the electrical panel inspections and repairs program replacing all lighting fixtures as it relates to the residential buildings and clubhouse.
- Discussed water main repair program.
- Discussed the status of the flooring samples.
- Discussed the Revitalization Project schedule.
- Discussed the straw poll results for the railing options.
- Recommendations – Steve Baker, Committee Member,
  - First Recommendation to the board, is to adjust the construction schedule to allow Complete General Contractors to access both buildings 1 and 2 prior to May 1, specifically starting on April 17, 2023 for building 1 and building 2, beginning April 26<sup>th</sup> to begin window, door and slider replacement.

**Motion:** Mr. Baker

Second: Dr. Berner

Move to adjust the construction schedule to allow Complete General Contractors to access both buildings 1 and 2 prior to May 1, specifically starting on April 17, 2023 for building 1 and building 2, on April 26<sup>th</sup> to address construction needs for the windows, doors, sliders replacement project.

**Motion Unanimously Approved**

- Second Recommendation to the board, is based on the straw poll results, the architects recommendations, and all of the other findings discussed; the Committee recommends the Board replace all existing rails campus wide, with like style code compliant horizontal aluminum railings.

**Motion:** Mr. Baker

Second: Dr. Berner

Move to approve the recommendation from the BSI Committee to replace all existing railing campus wide, with a like style code compliant horizontal aluminum railings.

**Motion Unanimously Approved**

- Questions and Answers
  - Q: Can floor samples be provided before owners leave and for other owners to see the samples?
  - A: Flooring samples received this week for the balconies in 4 X 4 samples. Bridget will coordinate samples to be displayed in clubhouse this afternoon, the samples are not the finished product and we should have more samples soon.
    - We are also verifying with other condominium associations that have the same product applied to allow BP owners to visit the condominium to see the product. We will provide more information as it is available.
    - We are engaging with a designer and the architect to assist with the selections and the designs for the walkways. The walkways will utilize the same product materials, but may use a different cast to provide a design, have borders, and have a complimentary color.
  - Q: What are the plans to communicate and notify owners of the Revitalization Project?

- A: Bridget will coordinate communications to owners from the contractor. She will provide the schedule to all owners once it is finalized.
  - The maximum time expected to complete the pilot RP on B1 is seven months; however, the schedule is subject to change secondary to the amount of concrete repair work needed.
  - We will communicate with all owners about samples, and provide photos.
- Q: An owner vote is needed to change the flooring materials used on the walkways if we are not replacing them with similar pavers, correct?
- A: An owner vote is only required to change the color of the walkways. Since our structural engineer expert advises that the flooring material that must be used is a waterproof system and he states pavers and tiles should not be used over the waterproof system; therefore, the Board does not need an owner vote to replace the current failing pavers with a new material that is recommended by our consultant. Since it is a necessary change, even though it's a different material than currently exists, it does not require an owner vote.

### **Pool / Beach / Tennis Committee – Errol Soskolne, Chair**

Dr. Soskolne gave a verbal report update:

- He reported receipt of complaints about behavior and people eating around the pool during the busy Spring Break/Easter holiday. The number of complaints compared to last year are significantly lower. Bridget and the rovers have made a significant improvement, however there is still work to be done. The Committee has heard the concerns and have been working with Bridget to identify ways we can do better in the future. Questions And Answers:
- Questions & Answers:
  - Q: Considering corner fans for underneath the clubhouse, not ceiling fans.
  - A: This is on the summer project list. We have not had the opportunity to review that yet.

### **Security Committee – Errol Soskolne, Chair**

Dr. Soskolne gave a verbal report update:.

- Exit Lanes:
  - People are driving in the middle when they turn right or turn left and block both lanes.
  - Reminder to all residents when exiting stay left for left turn and right for right turn.
  - Management is considering arrows on the pavement marking the exit lanes. Bridget will ask the asphalt company for their recommendations and options.
  - Break Away exit Gate arms:
    - Gate Arms function correctly when a pedestrian or cyclist has crossed behind an exiting car, when the arm comes down and hits the person it breaks off the attachment to minimize any damage. No pedestrian or cyclist have been injured.
    - To prevent pedestrians and cyclists from crossing behind exiting cars, management will be adding signage on Gulf of Mexico Drive at the sidewalk to notify bikers and

walkers approaching the gate area to avoid going behind the exiting cars to avoid being hit by the lowering gate arm.

- It may take 6 weeks before the signs are on site.

### **Reserves Committee – Richard Berner, Committee Chair**

The Committee Report failed to be distributed to owners, therefore Dr. Berner gave a verbal report/update:

- Committee met with the reserve study provider, Staebler & Co. on April 3<sup>rd</sup> and completed the property inspection on the 3<sup>rd</sup>.
- Process initiated to have duplicate copies of invoices for reserve and revitalization project expenses to be shared with Staebler.
- Processes to track receipts and expenses of Revitalization Project are being created.
- Recommends separate accounting for current Reserves and Revitalization Project Reserves.
- Recommends utilizing reserve funds in concrete, railings, painting components for the expenses incurred for the RP Building 1.
- Researching requirements for Lobby Door opening protection

After the discovery that the committee report was not distributed as intended to all owners, the Board decided to discuss and review the Committee's recommendations at the May Board meeting.

### **Social Committee – Virginia Low for Jean-Marie Seidl, Chair**

Dr. Low announced that today the Big Blue Grilled Cheese Trunk is on site and it is the last food trunk event for the season. Yoga sessions have ended for the season as well.

### **ANNOUNCEMENTS: Virginia Low, President**

- New Owners were acknowledged and welcomed by Dr. Low:
  - Donn Knight 2-605
  - Robert Betagole and Nancy Bronska 4-201
  - Gregory McKee 7-105
  - Carolynn Levy and Alan Sharaf 5-303
- Residential Rental Registry Program – Town of LBK
  - Effective 10/1/2023
  - Workshop to be held Town Hall, Commission Chambers 4/27 1:00-3:00 pm
  - Information on this mandatory program for all owners who rent will be distributed

### **UNFINISHED BUSINESS:**

#### **Insurance Renewal – Kim Parris, Treasurer**

- Ms. Parris reported that we have been receiving quotes from our insurance agent, the renewal is on May 11, 2023, for the windstorm policy. The estimates from Citizens, our current carrier is around \$1,400,000 for all the policies - May through September. The biggest policy is the windstorm policy, which is coming in at around \$1,300,000. Last year, we went from American Coastal to Citizens because American Coastal declined to renew our policy. The result was that the amount of coverage dropped as our deductible with Citizens is much higher, and the premium was much lower. This year, we're staying with Citizens for hurricane wind and QBE for all other wind and hazards. Based on our budget, we will be short approximately \$600,000 for the premium due May 10<sup>th</sup>. To cover the shortfall, we will need a special assessment.
- Dr. Low announced that the Board will need to have a Special Board Meeting to proceed with a vote on a Special Assessment for the insurance, and we need to provide 14-day notice of this meeting to the owners. She will confer with our legal counsel, prior to the Special Board Meeting, to determine if the Association may borrow funds from the Reserve account to pay for the additional insurance premium, and then assess the owner's the amount that was used from the reserve funds to replenish the account.

**Motion:** Dr. Low

Second: Dr. Berner

Motion for Board to schedule a Special Board meeting in 14 days to determine and approve a special assessment for insurance, which would be due and payable within one week.

**Motion Unanimously Approved**

- Dr. Low advised that the Board needs to determine the deductible amount for the all-other wind policy. As discussed, the additional premium to have a 3% deductible vs. 5% deductible is an additional \$77,000 in the premium. She recommends proceeding with a 3% deductible.

**Motion:** Mr. Baker

Second: Dr. Soskolne

Motion for the Board to proceed with a quote for all other wind policy with a 3% deductible instead of the 5% deductible in our current quote.

**Motion Unanimously Approved**

- Questions and Answers:
  - Q: Does the Association have a grace period to pay the insurance premium?
  - A: No there is no grace period, the premium is due on or before 12:00 am 5/11/23.
  - Q: In March it was discussed to acquire additional flood insurance, is that still a concern?
  - A: The Board is still looking into getting quotes for additional flood insurance as we only have the required minimum coverage, which is approximately 63% assessed value. The Board hopes to have this quote prior to the Special Board Meeting to include this cost in the Special Assessment. The plan would be to add the additional flood insurance policy as soon as possible before hurricane season starts.

### **Communications Tools Update**

Presentation postponed to May Board Meeting due to the extended length of the meeting and decreasing participants.

### **NEW BUSINESS:**

- **Board Resolution Regarding Signatories** – draft Board Resolution distributed and a copy is attached.

**Motion:**        **Dr. Low**

Second:        Dr. Soskolne

Motion for Board to approve the Resolution Regarding Signatories to be signed by new board members and adding Casey Management for signing checks and other financial documents.

**Motion Unanimously Approved**

### **GENERAL DISCUSSION:**

- Unit conversions from 2 bedrooms to “3 bedrooms” – Owner inquired on an update on how the Board and management were addressing this issue now that we are approaching the start of construction season. Owner was informed that management is updating the construction packet and approval process. In addition, Board members will be meeting with legal counsel to discussion how best to manage these requests.
- Pool incident – Owner asked for more details regarding recent accident and pool closure. It was discussed and management was instructed to have better communication in the future with all owners when an amenity is unexpectedly closed. In addition, it was explained that the reason we ask residents not to move umbrellas is that in doing so, it may block the security camera view.

### **MOTION TO ADJOURN:**

**Motion:**        **Dr. Berner**

Second:        Dr. Low

**Motion Unanimously Approved**

Meeting adjourned at 12:09 pm.

Approved by:



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Errol Soskolne, Secretary

ES/mk



Attachments:

Manager's Report

Financial Reports

President Director's Report – Ratification Committee Members

BSI Committee Report/April 11, 2023 Minutes

Board Resolution – Signatories Annual Update



## MANAGER'S REPORT

As of 4-10-23

Bridget Spence, CAM Acting General Manager

**Pool / Beach / Tennis: New Attendant Hours: 11am to 7pm beginning April 10, 2023.**

Pool reminder to all, please make sure to limit eating and drinking in the area under the clubhouse. Only plastic water bottles may be in the lounge areas around the pool.

**WiFi Information: Network: [Beachplace\\_Pool\\_Wifi](#) Password: [Password](#)**

Pool Swim hours are from 8 am – 9 am. The lane closest to the wall is Lane 1 and Lane 2 is towards the middle of the pool. Please sign up for the specific lane that you would like to use. We ask that you also make sure you include your unit number when signing up for lane times. Finally, please remember if you do not arrive within 10 minutes of your requested lane time, your lane will be forfeited.

### Reminders

#### **Pets**

- Owners, guests, or lessees are NOT permitted to bring animals or pets within the Condominium property, except for support/service animal for disabled individuals in conformance with applicable Federal and Florida Fair Housing and Disability Laws.
- Any Owner, guest or Lessee arriving at Beachplace with a support/service animal without receiving prior written approval in accordance with the then current Beachplace Assistance Animal Policy, will not be allowed access to Beachplace property with the animal.
- Refer to Beachplace Assistance Animal Policy in the Appendix for specific rules related to Assistance Animals, and to the Roles of Community Members interacting with approved assistance animals on property.

2023 Turtle Nesting Season begins May 1 through Oct.1. Additional information will be provided in the upcoming weeks. You may also visit Town of Longboat Key for further reference click the link: [Town of Longboat Key Press Release, Turtle Nesting Season Begins](#)

### Maintenance:

Bldg 5: unit owner water leaks addressed.

Bldg 7: repaired entry phone

### Work orders / Inspections:

122 Common Areas

60 Unit Chargeback

46 Inspections

Occupancy - 120 Owners, 56 Leases, 10 Friends & Family

### Upcoming Meetings

4/11/23 - B.S.I Committee

4/13/23 - Board Meeting

**Multiple meetings with committee members, board members, and vendors were held throughout the week. Each week we are seeing improvements around the complex. The positive remarks from residents have been very encouraging.**



## DIRECTORS BOARD REPORT

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**DATE:** 4/7/23

**DIRECTOR:** Virginia Low, President

**PROJECT(s): Ratification of Committee Members**

**BACKGROUND/RATIONALE:** Annual review of standing committee members, and Board approval of the same. Reminder that the Board President is a de facto member of each committee and should be copied on any committee correspondence.

Standing Committees 2023-24 with their purpose:

Budget – Purpose: To assist the Treasurer with drafting the annual budget for the Association

Building, Site, & Infrastructure – Purpose: To review any construction improvement, repair, or alteration on the Association’s property

Compliance - Purpose: To conduct hearings regarding violations, to either confirm or reject a fine or suspension of rights

Pool, Beach, Tennis, Fitness - Purpose: To address current conditions of amenities, decide current and future initiatives

Reserve - Purpose: To assist the Board with drafting the annual reserve budget for the Association, and to periodically review current investments to maximize earnings

Security - Purpose: To perform security assessments, and to develop current and future initiatives to address security concerns

Social - Purpose: To plan and coordinate social events to build and support the Beachplace community. To include a minimum of 2 social events.

**DESIRED ACTION(S) / IMPLEMENTATION(S):**

Board to approve the following committee members:

Budget – Members: Chair = Kim Parris; Reserve Committee Chair= Dick Berner; BP General Manager = Bridget Spence; Pres = Virginia Low; Lori Moran

Building, Site, & Infrastructure – Members: Chair = Doug Nolan; Steve Baker; Tom Dutton; Ed Tannebaum

Compliance - Members: Holly Skekloff ; Judy Gelman; Jessica Mayer; Budee Jacobs; Donn BP Knight; Jill Pivnick; Ellen Greenberger

Pool, Beach, Tennis, Fitness - Members: Chair = Errol Soskolne; Ms. Balk; Ms. Brown; Ms. Friesch; Ms. Garfinkel; Ms. Hughes; Mr. Knight; Ms. Krockta; Ms. Nauhaus; Ms. Parris; Ms. Sales; Ms. Samuels; Ms. Schneirov; Ms. Seidl; Mr. Snyder; Ms. Straitman; Mr. Traxler; Ms. Weingart

Reserve - Members: Chair = Dick Berner; Betty Beat; Carlos; Caldera; Dave Compton; Ralph Wiechert

Security - Members: Chair = Errol Soskolne; Rob Moran; Matt Costello; Andrew Litvin

Social - Members: Chair = Jean-Marie Seidl; Joanne Chada; Debbie Crane; Ann Friesch; Joan Hauser; Georgene Lytle; Lori Moran

**MOTION TO BE READ (if applicable):**

Move to approve the above-named members to the respective committees.



## Treasurer Update

### February, 2023 Revenue and Expense Performance Versus Budget:

**Revenue** is \$6k favorable for the month, mostly due to application fees up by \$2k and repairs up \$6k, offset by inspection fees down by \$3k. YTD revenue is \$556k favorable, for the same reasons – plus the special assessment for windows and doors collected in January. We expect additional assessments for insurance, as the annual increase may be substantially more than budgeted due to increased replacement cost and higher risks to carriers.

**General Administration** costs are \$32k favorable for the month, mostly due to office salaries down \$11k, plus lower property & wind insurance of \$21k. YTD Gen Admin expenses are \$59k favorable, mostly for the same reasons – property & wind down \$42k YTD and salaries down \$25k YTD, offset by miscellaneous expenses up \$5k YTD.

**Repairs & Maintenance/Building Expenses** are \$10k over budget mostly due to a \$8k in janitorial supplies, and \$2k in building supplies. Year to date, we're \$29k unfavorable – mostly due to elevator repairs \$7k over budget and \$21k overages for janitorial and building supplies YTD.

**Security** is \$29k favorable for the month due to the invoice being received late. YTD is \$27k under for the same reason.

**Landscaping/Grounds** is \$17k under budget for the month, mostly due to \$4k under for common area maintenance and \$10k under for plant, sod, and tree removal. And YTD is \$4k favorable due to ongoing irrigation maintenance overages of \$10k YTD, offset by \$7k favorability for plant/sod.

**Clubhouse Pool & Tennis** is about flat for the month and YTD is about the same.

**Utilities** are \$17k unfavorable for the month, mostly due to \$11k overages in water/sewer usage and \$5k in pool heating. Year to date is \$27k over budget, for same reasons.

**Summary:** Total monthly expenses are favorable by \$51k and the total monthly revenue is favorable by \$6k for a net positive of \$57k. Ideally, we want to match income to expenses and stay on par with our budget.

**Reserve Activity:** The Reserve Funds for February are \$3,875K and the loan balance is down to \$851K for net reserves of \$3,024K. These balances are reflected on our general ledger.

### Cash Management:

	<u>Dec*</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
Operating Funds	\$488K	\$997K	\$1,087K										
Reserve Fund	<u>\$3,552K</u>	<u>\$3,902K</u>	<u>\$3,875K</u>										
Total Cash	<u>\$4,040K</u>	<u>\$4,899K</u>	<u>\$4,962K</u>										

\*The 2022 audit is completed. Reserve balance varies slightly from the original report.

**Upcoming Activities:** Our US Treasuries are maturing and being re-invested at higher rates. Expected income over the next two years is approximately \$130k on investments of \$3MM, with maturities ranging from 13 weeks to 2 years.

Insurance renewals for wind/storm & property will be due in May 2023. Our latest insurance estimate is significantly more than 2022 premiums and will require an assessment to close the gap between budgeted/available funds.



**Beachplace Association**  
**Statement of Revenues and Expenses**  
**Feb 28, 2023**

	<u>February</u>			<u>Year-to-Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Revenue:</b>						
Maintenance Assessments	\$ 307,329	\$ 307,330	\$ (1)	\$ 614,577	\$ 614,660	\$ (83)
Special Assessment-Windows/Doors	\$ -	\$ -	\$ -	\$ 551,929	\$ -	\$ 551,929
Interest Income	\$ 144	\$ 83	\$ 61	\$ 245	\$ 167	\$ 78
Other Income (app fees, gate)	\$ 18,168	\$ 12,249	\$ 5,919	\$ 29,060	\$ 24,498	\$ 4,562
Transfer to Reserves	\$ -	\$ -	\$ -	\$ 364,972	\$ 364,972	\$ -
<b>Total Revenue</b>	<b><u>\$ 325,641</u></b>	<b><u>\$ 319,662</u></b>	<b><u>\$ 5,979</u></b>	<b><u>\$ 1,560,783</u></b>	<b><u>\$ 1,004,297</u></b>	<b><u>\$ 556,486</u></b>
<b>Expense:</b>						
General Administrative	\$ 92,852	\$ 124,943	\$ (32,091)	\$ 190,963	\$ 249,886	\$ (58,923)
Repair & Maintenance/Bldg Exp	\$ 64,658	\$ 54,208	\$ 10,450	\$ 137,821	\$ 108,416	\$ 29,405
Security & Equipment	\$ 134	\$ 29,576	\$ (29,442)	\$ 32,150	\$ 59,152	\$ (27,002)
Landscaping/Grounds	\$ 26,349	\$ 43,458	\$ (17,109)	\$ 82,463	\$ 86,916	\$ (4,453)
Clubhouse, Pool/Common Area	\$ 7,823	\$ 8,458	\$ (635)	\$ 15,863	\$ 16,916	\$ (1,053)
Utilities	\$ 76,467	\$ 59,019	\$ 17,448	\$ 145,156	\$ 118,038	\$ 27,118
Transfer to Reserves	\$ -	\$ -	\$ -	\$ 364,972	\$ 364,972	\$ -
<b>Total Expenses</b>	<b><u>\$ 268,283</u></b>	<b><u>\$ 319,663</u></b>	<b><u>\$ (51,380)</u></b>	<b><u>\$ 969,388</u></b>	<b><u>\$ 1,004,296</u></b>	<b><u>\$ (34,908)</u></b>
<b>Revenue Over (Under) Expenses</b>	<b><u>\$ 57,358</u></b>	<b><u>\$ (1)</u></b>	<b><u>\$ 57,359</u></b>	<b><u>\$ 591,395</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 591,394</u></b>

Notes:

Reserve transfers are booked quarterly, to align with HOA assessments



**Beachplace Association**  
**2023 Reserve Activity**

	Feb YTD Activity				2/28/23	3	# of months
	12/31/22	Funding#	Expenditures	Interest & Transfers In			
<b>Unallocated Interest (Earned)</b>	\$ 33,485	\$ -		\$ 10,412	\$ 43,897		
<b>Component Method:</b>							
Elevator	\$ 434,025	\$ 18,750	\$ -		\$ 452,775		
Fire Alarm Panel	\$ -	\$ -		\$ -	\$ -		Reclassified to Combine with Fire Safety
Fire Sprinkler*	\$ -	\$ -		\$ -	\$ -		Reclassified to Combine with Fire Safety
Fire Safety	\$ 164,904	\$ 10,000		\$ -	\$ 174,904		
Guardrails	\$ 931,159	\$ 31,250			\$ 962,409		
Paving	\$ 152,903	\$ 25,000	\$ -		\$ 177,903		
Roof Reserve	\$ 43,000	\$ 65,250	\$ (4,843)	\$ 22,823	\$ 126,230		Crowther roofing inspection
Painting	\$ 252,636	\$ 50,000			\$ 302,636		
Plumbing	\$ 438,700	\$ 18,750			\$ 457,450		
Electrical	\$ 101,000	\$ 6,250			\$ 107,250		
Generators	\$ 149,895	\$ 6,250			\$ 156,145		
HVAC Systems*	\$ 39,331	\$ 2,500	\$ -		\$ 41,831		
Concrete/Stucco/Structural	\$ 220,384	\$ 62,500	\$ -		\$ 282,884		
Lobbies*	\$ 20,000	\$ -			\$ 20,000		
Pool Pavers*	\$ 4,000	\$ -			\$ 4,000		
<b>Pooled Method:</b>							
Common Elements <\$100K*	\$ 566,363	\$ -	\$ (1,280)		\$ 565,083		
<b>Total without loan</b>	<b>\$ 3,551,785</b>	<b>\$ 296,500</b>	<b>\$ (6,123)</b>	<b>\$ 33,235</b>	<b>\$ 3,875,397</b>		
<b>Roof Loan LOC Balance</b>	<b>\$ (887,131)</b>	<b>\$ 68,472</b>	<b>\$ (9,198)</b>	<b>\$ (22,823)</b>	<b>\$ (850,680)</b>		
<b>Total</b>	<b>\$ 2,664,654</b>	<b>\$ 364,972</b>	<b>\$ (15,321)</b>	<b>\$ 10,412</b>	<b>\$ 3,024,717</b>		

**Expenditure Detail:**

Common Element Expenses	\$ 1,280	Jan Complete Aluminum Contractors
Loan Interest	\$ 9,198	Roof Loan Interest
Clubhouse		
Maintnace Equipment		
Fitness Equipment		
Grounds		
Pool & spa		
Entrance/security		
Tennis Courts		
<b>Total</b>	<b>\$ 10,478</b>	

\*Total Common Elements on G/L \$ 630,914  
 Total Roof in G/L Reserve Acct \$ (724,450)  
 #Reserve Funding booked Qtrly





## B,S,I COMMITTEE MEETING MINUTES (draft)

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**DATE:** 4-11-23  
**TIME:** 11:00 AM

**Present:** Doug Nolan, Steve Baker, Ed Tannebaum, and Tom Dutton (via zoom)  
**Owner Attendance:** 24 in-person and 19 online via zoom

Mr. Nolan opened the meeting with an overview of items. All questions will be held until the end of the meeting.

### Windows / Doors / Sliders Schedule

Mr. Baker provided a schedule update on Windows / Doors / Sliders. Complete will start with Building 1, April 17, 2023. Conversations with Tyler of Complete, he requested to have access Building 2, by April 26, 2023. Therefore, we will need to augment the recommendation previously made to the Board to open the construction period a little early for access to Building 1 and to include Building 2.

Notes in conversation with Tyler, he has provided a rough schedule based on the concrete repair work which will determine the schedule and may elongate some of the work that is necessary on some of the installations, depending on what they find.

Mr. Nolan added Windows/ Doors / Sliders for Building 1 & 2 will be completed this year and Complete will not go back once it is finalized. That is not the case with the other buildings because there are association orders that will need to be completed.

### Electrical Panel Inspections & Repairs Program

Mr. Tannenbaum discussed three items that are infrastructure items. The high voltage square distribution panels will be opened and reviewed. We have had a couple of failures due to corrosion in the copper bunk bars. Before we have any major failures, we want to replace any major parts which will take place during the summer. The panels are on floors 1, 3, and 5 in every building. The power from FPL transformers comes in through panels that divide up all the power to each individual unit panel. During this program the association will not be doing any work inside the units, that is the owner's responsibility.

### Replacement of all Building Light Fixtures (Revitalization Project)

We are looking into replacing all exterior fixtures on the entry door, balcony, walkways, ground lights, lollipop lights, and bollards that are all broken. We are considering products that meet turtle regulations and have the least amount of maintenance. The bollards we are looking at are a fiberglass product which will not need much maintenance in the long term, LED equipped and converted to turtle lamps 6 months out of the year to meet all current and future codes.

Mr. Dutton mentioned an owner sent an email requesting if doorbells can be considered.

Mr. Nolan added they will be reviewing all exterior lighting, exit signs, and doorbell buttons to make recommendations to the Board.

Mr. Tannenbaum, discussed an Elevator program was put in place last year which includes updating hydraulics door operators, pumps, and cabs. Building elevators 7, 3, 2,1 will be updated this summer.

### Watermain Repairs

Mr. Tannenbaum discussed the need to implement an inspection program to determine repairs on the water mains, thrust blocks, and trust rods during the summer. Last year in building 8, the pipe fittings broke and turned on our fire pumps sucking pressure on the entire island down to 9lbs.

### Flooring Samples

Mr. Dutton discussed that all the tiles and pavers on balcony and walkways must be removed for the engineer to conduct a proper and full inspection of the nature and condition of the concrete. Once the concrete repairs are done, we will look at doing a full waterproofing membrane over all those areas and on top of that, we are looking at a permanent wear resistance textured surface that will be added. This will give people back the use of their balconies and walkways.

Currently, we have looked at a couple of floor samples that have come in. We are still researching further samples and engaging a local designer about the walkway finishes and design. It is our intention to provide large representation of floor samples and resurfacing materials to have a sense of what it will look like. We will likely be able to provide options for different colors for unit balconies that owners can choose to match to their interior décor to a limited degree.

Mr. Nolan discussed they have received some samples with only the base colors and did not include the epoxy finish of chips that add interest to it and asked for

better representation samples before moving forward with displaying samples before any final decisions are made.

### RL James Project Schedule

Mr. Nolan discussed Building 1 Revitalization schedule will begin May 15<sup>th</sup> and the May 1 date is off the table. RL James will provide a formal schedule this coming Thursday. We also requested a comprehensive sequence of events to notify people during the process. Keep in mind during the Windows / Doors / Sliders replacement the amount of remediation is unknown and that will affect the schedule going forward.

We discussed with the contractor the mobilization needs and designated the parking spaces across from the ev-charging stations and car wash station for RL James to use for their construction trailer and employee parking.

### Glass & Aluminum Railings

We conducted the straw poll results sent to all the owners after the poll was complete. Of the straw poll 61% preferred Aluminum rails which was also the S Berit Architect preferred choice and recommendations is the horizontal railing aesthetics was the one that matched our current building architecture the best, by providing some texture and interest to the outside look of the buildings. The architect's opinion was the glass 2 rail system could look acceptable as well.

Aluminum railings are least susceptible to price volatility, and we are talking to bidders on locking in price predictability for the next couple of years.

Aluminum railings are least susceptible to supply issues as the project goes forward. Aluminum railings are more durable and less susceptible to damage.

Aluminum railings do not require an enhanced cleaning program (not related to warranty requirements). Aluminum railings will not incur additional insurance expenses (already covered under existing policy).

### Glass & Aluminum Railing Findings

Mr. Baker discussed the aluminum railings offer no reduction of current balcony air flow. Both Aluminum & Glass/Aluminum railings are building code and insurance compliant. Aluminum railing costs for the Building 1 project are only 40% of the Glass/Aluminum railing design. Glass/Aluminum design enhances visibility by 30% over current railings when clean. Aluminum railing design offers 17% increase in visibility over current design Discuss glass vs. aluminum railings findings.

Mr. Nolan discussed further findings before and after the last B, S, I Town Hall meeting the Glass/Aluminum design potentially increases unit values depending on unit location; however, based upon further investigation with local realtors no consensus could be reached as to whether this statement is true. Glass/Aluminum design will reduce current balcony depths due to relocation of post holes. Based on consultation with a glass industry expert, the Glass/Aluminum design (exposed glass) could potentially result in long term degradation including but not limited to etching, delamination, and yellowing. Long term degradation of Glass/Aluminum design can be addressed in the manufacturing process, however eliminating the degradation factors results in higher production costs. Aluminum rails may need new post holes.

Q. With respect to the electrical infrastructure program has the committee looked into any incentives that can be offered?

A. No, not at this time but we will consider looking into incentive programs.

Q. What are the estimates for aluminum

A. Aluminum horizontal cost range is \$135 per linear ft to \$175 per linear ft. installed not including post pocket repairs.

Q. Who are the bidders?

A. The bidders are Mullets Aluminum, A1 Metal Works, and RL James.

Q. When will new samples with chips be installed and will they be available to the owners when they come back in season Oct/Nov?

A. Design decisions will have to be made before the season. Photos will be provided and distributed to the owners. The designer will also provide renderings, photos that will be distributed to the owners.

Remediation work that will be completed first are Buildings 1, 2, 8 and 9 Complete will determine the schedule W/D/S schedule.

Q. Are there any updates on status on lobby doors?

A. Lobby doors are not a milestone inspection requirement. As it relates to insurance the lobby doors are 100% part of the open protection policy.

## Recommendations

Recommendation 1: To adjust the construction schedule to allow Complete General Contractor's to access both Buildings prior to May 1, 2023, specifically starting on April 17, 2023, for Building 1 and April 26, 2023 Building 2 to address construction needs.

All Agree: Mr. Baker, Mr. Tannenbaum, Mr. Dutton and Mr. Nolan.

Recommendation 2: Based on the poll results, the Architects recommendations and all the other findings discussed, the B, S, I, committee recommends the Board replaces all existing railings campus wide with a like style code complaint Horizontal Aluminum Railing.

All Agree: Mr. Baker, Mr. Tannenbaum, Mr. Dutton and Mr. Nolan.

## Board Resolution

### BEACHPLACE ASSOCIATION, INC.

#### April 13, 2023 Board of Directors Meeting

Whereas, Article III, Section 1 of the Bylaws grants the Board “all powers necessary to manage the affairs of the Association and to discharge its rights, duties and responsibilities as provide in the Declaration of Condominium, Articles of Incorporation and Condominium Act”; and

Whereas, formal rules and procedures for making and recording Policy Resolutions of the Board must be adopted; and

Whereas, it is the intent of the Board to institute such rules and procedures;

Now, therefore, be it resolved that the following are allowed to be signers on all checking, money market, CDARS and CD accounts of the Beachplace Association, Inc.,

BOARD PRESIDENT

BOARD VICE PRESIDENT

BOARD TREASURER

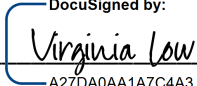
BEACHPLACE ASSOCIATION GENERAL MANAGER

And the following employees of Casey Management Company, the Association's management company: Jay Pugh and Bridget Spence.

Are also authorized to be signers on all checking, money market, CDARS and CD accounts of Beachplace Association, Inc. with the following restrictions;

- A. All checks require two (2) signatures.
- B. When any two CPA's sign a single check, the amount cannot exceed \$5,000.00, except in the event when there are no signers of the Association available to sign payroll, utility, and insurance checks, etc, and only with the authority of the President, Vice President or Treasurer.
- C. Only one (1) CPA's signature may be used on any Reserve account; and
- D. Only one (1) signature may be by facsimile.

Authorized the 13<sup>th</sup> day of April, 2023, by the Board action as approved by the following Board Members:

President:  \_\_\_\_\_  
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DocuSigned by:

Vice President:

*Richard Berner*

DocuSigned by:

1609A282601943F...

Treasurer:

*Kimberly Parris*

DocuSigned by:

AFD329C643CD484...

Secretary:

*Errol Soskolne*

DocuSigned by:

903B731A9CFB40F...

Director:

*Steve Baker*

DocuSigned by:

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Director:

*Steve Traxler*

DocuSigned by:

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Director:

*[Signature]*

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