**JENSEN BEACH CLUB**

**BOARD OF DIRECTORS**

**MEETING MINUTES**

**OCTOBER 30, 2023**

**Dave Nowakowski, President, called the meeting to order at 2:00PM**

**ROLL CALL:** Dave Nowakowski, Ellen Bloomer, Paul Laura, Carolyn Doyle, Alena Woodruff, Manager, Advantage Management

Dave made a motion regarding the mailing of the 2024 Budget to the owners. Ellen seconded. All in favor, motion passed.

**Treasurer’s Report:**

Attached.

**President’s Report**

Regarding the Florida Building Safety Law and the CSM report. Paul was able to meet with CSM in Stuart when the report was completed. However, the Mechanical report has not been completed. We will be posting the report in the clubhouse for your review; however, we ask that you don’t remove it to ensure availability to all residents.

Paul, please talk about your meeting with CSM.

Paul referred to the building collapse in the Fort Lauderdale area with several fatalities. As a result, the Florida Legislature enacted a new law that required an inspection of Florida condominiums of three floors or higher. We are now required to have this inspection and any repair work completed by 2025.

We met with CSM, an engineering firm, for two reasons. First, we thought of avoiding a shortage of engineers qualified to perform this work and secondly, forestalling a substantial price increase. We were the second to commit to getting this work done. We had concerns that engineers tend to be very detailed in their report and tend to be conservative because their liability and licenses are at stake if the report does not contain enough details.

CSM will be inspecting almost every building on Hutchinson Island. We asked them what metric they used in determining what work was or was not necessary. He explained the metric used in Miami/Dade for the last ten years regarding structure that works for them and feels confident that it works in court if someone were to complain about a problem. They (Miami/Broward) have gone through litigation; they are OK, and we are using their metric.

CSM’s report accompanied by pictures indicates some areas to be addressed but we are not doing badly. Some high-rise buildings are seeing invoices of $60,000 to $80,000 per unit and we have confirmed that information. We are getting ready to go out for bids in February 2024 for the necessary work. A lot of it is not serious structural work. It is overhead peeling paint and plaster that could fall on someone, or cracks on the stairways that could ultimately give way over time. Currently, they are safe, but we want to ensure that they continue to be safe. We are also fortunate that we have only three stories because once elevators are involved, it becomes very expensive.

The timeline is that bids will go out for the work indicated here with an expectant date of April 2024 and continue through 2025 with most of that work being completed at that time.

We hope to work on three, four or five buildings in 2024 and the remaining buildings in 2025.

According to CSM if we complete four or five buildings in 2024, he can file his report with the County which has overall responsibility, and we are well on our way to completing the effort outlined by the Florida Legislature.

According to current estimates our cost will be approximately $375,000 to $400,000 with the final inspection and the Mechanical inspection. Unfortunately, the person to do that is very busy and unable to give us a date. Most of it will be electrical and water piping. There will be an additional cost for that. We have several items tied in with this i.e., Bldg. 106, roof repairs and the inspection, so we are probably looking at a total assessment of about $2500.00 per unit. The Board is considering whether a quarterly or a full payment would benefit the owner. As some of this work still must go out to bid at an unknown cost, the Board is considering whether a quarterly or a full payment would benefit the owner and thinks that a quarterly payment would be more beneficial to accommodate the additional costs. This continues through most of 2024.

Lake Aerators: they have been turned off for the last six to eight weeks. Lake Solitude submitted an estimate of $20,000 for six lines coming off one pump. After further discussion we decided on two pumps with two lines, similar to what we have now but substantially lower in noise. We’re awaiting a response, and the cost would be $4600 + tax. We will also have a timer on the pumps so that they can be running during the day but turned off at night.

Paul went on to explain the necessity of the pumps as water temperatures decrease with the colder weather. All of this is explained in his report.

Dave continued with the agenda referring to repairs in Bldg. 106 that had a major pipe burst and then another leak was discovered while repairing the first. This of course was unforeseen as was the cost of almost $70,000.

Paul continued to talk of the cost of the above as $67,523.00. In addition, the paint which was purchased today will be insignificant. This will be included as part of the $2500. assessment.

He referred to prior assessments in 2005 ($1,100) and 2006 ($2,500), taking 20 years, plus inflation, our assessment of $2,500 is not bad. He also went on to compliment and thank Vito Cucinelli and prior boards for their accounting and financial practices which have served us very well.

Insurance: Ellen and I asked several brokers about submitting a claim for Bldg. 106 and were told that policies do not cover corrosion. And if they paid anything it would be 50% or less due to the corrosion. They also explained that we could expect a substantial increase in our premiums which would continue over the years. Therefore, the Board has decided to pay for the repairs and avoid the serious risk of increased premiums or losing the insurance.

Dave continued his report on projects handled by Charles. He has saved us a lot of money by doing things previous maintenance personnel would not. We would have had a $10,000 to $12,000 expense for the deck, which he stained himself at a cost of $4,000. He will do the painting in Bldg. 106; he took care of the door frames. Anything he can physically do, he does.

Paul also gave a report on the condition/life expectancy of our roofs. CSM reported that our roofs were good for another ten years and the insurance company is satisfied with that report. Technology is changing therefore, the conversion to metal roofs over tile roofs. The price difference between tile and metal is about $200,000 to $300,000. We now spend $50,000 per year so over the next ten years, that is $500,000. It’s something to think about. Any change would require a membership vote.

Dave opened the floor to discussion with the residents. All questions concerning building repairs, air conditioners, cleaning/clearing of the stacks, CSM’s report, etc. were asked and answered.

He also said that there would be four vacancies on the Board, so anyone interested in please let them know.

Meeting was adjourned at 3:00PM

Scribe: Peggy Kelly