

GARDENIA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.

Board Special Assessment Meeting

TUESDAY, FEBRUARY 21, 2017

Call to Order: The meeting began at 5:30 pm

Establish Quorum of Directors: Board members present: President Tina Compton, Treasurer Betty Ballard by speakerphone and Secretary Alice Chaney. Michelle Davis attended from management company Reconcilable Differences. Nine unit owners attended. The agenda had been posted and mailed to all owners more than 14 days in advance.

Approve Minutes of the past Board Meeting: Alice motioned to approve the January 31st meeting minutes as written and posted on the website. Betty seconded. There was concern about the minutes allowing a bin next to the rec room, which might cause a driving hindrance for a unit owner. If that buyer closes, the board will address alternate storage spaces. All in favor.

Financial Report: Michelle stated that through January 31st, the association has \$109,155 in Reserves, but very little in Operating, since the hurricane expenses had to be paid up front. The property shows a loss of \$7,568.50 through January, again because of the extra expenses being discussed tonight.

Hurricane Assessment Discussion:

The attorney opinion was that, while owners are responsible for many items on the balconies, developer-installed railings are an association expense. While many need sanding and painting, that is currently an owner option. Railings will be replaced when spalling repairs affect a majority of units. In the meantime, a resident found a company that foam-fills the railings and guarantees noise abatement. Management polled all owners and six units stated that the railing noise is almost intolerable, at least at certain times. Management also polled owners about water pressure. After Morgan Pump made some adjustments, the pressure seems to be much better, but the board wanted owners to know that we are researching new booster pump options and one that seems to be the best choice will cost \$42,000 when needed.

Details of the Special Assessment were handed out to owners and questions were asked about the need for rec room sliding glass doors and hurricane shutters. The locks are broken on both and are unusable. Since shutters have ongoing maintenance requirements, hi-impact rated glass doors would not require shutters, so those were the majority choice.

We have also been made aware that the elevator modification requires smoke detectors on each landing in front of the elevator doors to comply with current code. Prices ranged from \$4900 to \$10,850; the higher costs included a new fire alarm panel, because only one company felt they could make the detectors work with the old technology. Three others said a new panel is required.

After much discussion, Alice motioned to approve a special assessment of \$2,052 due before March 21st, and \$340 due before June 1st for the smoke detectors. Details of the assessment are attached to these minutes. Tina seconded the motion, all in favor. It was reiterated that most of this cost should be covered by owners' personal H06 policies. An invoice will be sent to all owners this week.

Next Meeting: The Annual Meeting will be held Tuesday, April 25th at 6 pm. A first notice and request for board nomination will be sent to all owners this week.

Adjournment: There being no further business to transact, the meeting adjourned at 7:00 pm.

Respectfully Submitted, 
Michelle Davis, CMCA, AMS, CAM 17226, Community Association Manager

GARDENIA OCEANFRONT CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-For-Profit
NOTICE OF SPECIAL ASSESSMENT

At a properly-noticed meeting on **FEBRUARY 21, 2017**, in accordance with the Bylaws of the Association and the Florida Statutes, the Board of Directors motioned to assess

\$2,392.00 per unit

for HURRICANE MATTHEW REPAIRS AND
CODE-REQUIRED ELEVATOR LANDING SMOKE DETECTORS

<u>DESCRIPTION</u>	<u>TOTAL COST</u>	<u>PER UNIT</u>
Replacement of Garage Door, Entry Door Hardware, Trash Room Doors, Entrance Door Keypad	\$ 6,534.40	\$ 272.27
Rec Room Sliding Glass Doors	\$11,946.00	\$ 497.75
Lights & Emergency Exit Lights	\$ 5,447.84	\$ 226.99
Grounds/Landscape Clean-up & Repair	\$ 9,063.86	\$ 377.66
Misc Costs (Bird Zapper, garage fan, labor)	\$ 3,929.90	\$ 163.75
Pool Repairs after Hurricane	\$ 4,192.55	\$ 174.69
Soffit	\$ 1,650.00	\$ 68.75
Security Equip/Elevator Damage	\$ 2,470.27	\$ 102.93
Foam Filling two of six loose balcony railings	\$ 3,999.66	\$ 166.65
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TOTAL HURRICANE REPAIR COSTS:	\$49,234.48	\$2,052.00 (rounded)

This portion (\$2,052.00 per unit) is due before March 21, 2017

**Send a copy of this letter to your insurance company to reimburse you through your
“Loss Assessment” coverage**

Code-Compliant Smoke Detectors on each Elevator Landing	\$ 8,150.00	\$340.00
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This portion (\$340.00) is due before June 1, 2017

Insurance Hurricane Deductible for Gardenia is \$338,234.75 (5% of building value of \$6,764,695), so no proceeds are available

**The governing documents of the Association allow a finance charge of 18% per annum plus a monthly fee of \$25.00 to be charged on late payments.
PLEASE be prompt with your payment so we do not have to assess extra fees.**

We ask that you mail your check to: Gardenia Oceanfront Condo **c/o Reconcilable Differences (RDI), 2560 Palm Lake Drive, Merritt Island, FL 32952**. Please write your unit number on the check if not noted, and memo the first check “Hurricane Repairs” and the second check “Smoke Detectors”. Billpay checks are acceptable, but do not mail them to the Orlando bank address.

*** If you want to pay by credit card, there is a bank fee of approximately \$10.00, but it is available. Please go to website, www.RecDif.com, and see “Pay Online” option.***

Gardenia Oceanfront Condos
SPECIAL ASSESSMENT WORKSHEET
February 2017

Date	Name	Memo	Amount
11/03/2016	All Pro Garage Doors	replace torsion cable on main door(cable-\$45/svc call-\$25 /labor-\$50)	120.00
11/07/2016	Terry Willingham	Hurricane damage: Sat night emerg visit - garage door	100.00
11/09/2016	Automatic Access Systems, Inc.	Inv #187078: new keypad (old blew away in Hurricane)	2,475.00
11/21/2016	Door Gallery, Inc.	Material: 2 fiberglass doors, hinges, bolts, astragal, 2 entry knobs, threshold	1,714.65
11/21/2016	Door Gallery, Inc.	Labor to install trash doors (complete door & lock)	585.75
12/05/2016	Brooks Glass Co. Inc.	Repaired entry glass door	689.00
12/15/2016	All Pro Garage Doors	Liftmaster commercial opener T501	850.00
		GARAGE DOOR, ENTRY DOOR, KEY PAD COSTS:	\$ 6,534.40
11/14/2016	Tina Compton	LED light & mount (hurricane related)	228.71
11/25/2016	Florida Bulb & Ballast	Inv #609922: Hurricane-white wall mount globe incandesc	21.25
12/15/2016	Florida Bulb & Ballast	Inv #610605: Hurricane-2 white emerg lights	59.53
12/20/2016	Florida Bulb & Ballast	Inv #610774: white turtle light	62.84
01/04/2017	Florida Bulb & Ballast	Inv #611408: 42 exit signs w/red ltr battery 3 yr warranty (\$85/ea)	3,808.05
01/15/2017	Beach Electric, Inc.	Inv # 9411: replcd customer provided exit lights	1,080.00
01/15/2017	Bill Compton	Checked lighting system & replaced two bulbs	132.89
01/31/2017	Florida Bulb & Ballast	Inv # 612639: 2 emerg light fixtures (\$25.50/ea)	54.57
		COST FOR LIGHT & EMERGENCY EXIT LIGHT REPAIRS/REPLACEMENTS:	\$ 5,447.84
10/20/2016	Bill Compton	Reimb-pd cash to vendors (tree work, debris pick-up, blow off parking lot) Hurricane Matthew	1,700.00
12/05/2016	Bill Compton	Total property cleanup, labor, hauling not included in original day after costs	800.00
12/05/2016	Bill Compton	Mulching and labor, entire property. Old blew away	1,600.00
12/05/2016	Bill Compton	Plants & materials to replace those killed in hurricane	843.10
12/05/2016	Bill Compton	Misc irrigation & lighting repairs from hurricane	137.49
12/31/2016	Bill Compton	Lowe's: 6 bags red lava rock & 8 bags egg rock	53.25
12/31/2016	Bill Compton	Lowe's: bag of red lava rock & 2 bags egg rock	49.42
12/31/2016	Bill Compton	Labor to install all hurricane related issues since Oct 2016.	170.00
01/15/2017	Bill Compton	Fountain motor replcmt	168.76
01/15/2017	Bill Compton	Cleaned up atrium	50.00
01/31/2017	Bill Compton	Plants, fertilizer, lava rocks, gravel, etc.-Supplies receipts reimb for atrium	1,031.84
01/31/2017	Bill Compton	Partial Labor to re-plant and clean-up after hurricane Matthew	1,200.00
01/31/2017	Bill Compton	Concrete curbing repaired near front door	400.00

Gardenia Oceanfront Condos
SPECIAL ASSESSMENT WORKSHEET
February 2017

01/31/2017	Bill Compton	Landscape boulders front planters - prior to storm	380.00
01/31/2017	Bill Compton	Trimming & pruning	480.00
		GROUNDS/LANDSCAPING CLEAN UP AND REPAIR	\$ 9,063.86
possible cost	Truly Nolen	Bird Zapper on roof	\$ 2,058.00
12/15/2016	American Express	Industrial Fans Direct panel exhaust fan 24" reimb	339.90
possible cost	Reconcilable Differences	Extra time on site, meeting and overseeing vendors on non-Tuesdays after hurricane (Ted)	700.00
possible cost	Terry Willingham	payroll time spent only on hurricane issues (approx 40 hrs @ \$20.80 w/taxes)	832.00
		MISCELLANEOUS COSTS:	\$ 3,929.90
10/31/2016	Florida Patio Furniture, Inc.	6 chairs (frame: speckled oak/fabric: madera natural) \$85/ea refurbished	539.73
10/31/2016	Florida Patio Furniture, Inc.	Repair umbrella	186.37
10/31/2016	Florida Patio Furniture, Inc.	Pick-up and delivery fee	75.00
POSSIBLE COS	Tony Manna	digging out sand on walkway to beach (3 hrs)	60.00
12/15/2016	Florida High Quality Construction	Dock repairs including material	905.25
12/15/2016	Florida High Quality Construction	Deck painting after hurricane "sanding"	2,144.25
01/19/2017	Lickity Split Signs & Banners	12 X 18 alum sign - private property/residents only (on post going out to beach)	31.95
01/31/2017	Bill Compton	Tiki net, installation, & disposal after hurricane	250.00
		POOL REPAIRS AFTER HURRICANE	\$ 4,192.55
11/14/2016	All Custom Aluminum and Gutter King	Inv #51465: instld white O-Vent 24" soffit (hurricane related)	1,650.00
		SOFFIT COST:	\$ 1,650.00
12/28/2016	United Fire Protection, Inc.	Inv # 18515: troubleshot NAC down on Oct 11 (9 hrs labor-reduced by 4.39 hrs/\$395.10)	862.65
12/28/2016	United Fire Protection, Inc.	Inv # 18896: 10/25 Unit 703-mini horn was remvd from wall; tech re-wired mini horn in suite (3.5...	335.48
01/09/2017	United Fire Protection, Inc.	Inv # 21032: 11/16 & 11/22 FACP repair, replcd tamper switch (mounting bracket was rusted through)	815.18
02/22/2017	Premier Elevator Company	Water Damage-6th floor up & down call buttons	345.68
02/22/2017	ATP Fire	1 5# fire extinguisher-blew away in the hurricane	37.45

Gardenia Oceanfront Condos
SPECIAL ASSESSMENT WORKSHEET
February 2017

02/22/2017	ATP Fire	5# cabinet on exterior garage bldg-blew away in hurricane	73.83
		SECURITY / ELEVATOR COSTS:	\$ 2,470.27
future cost	Foam Filled.com	Foam Railing (6 Units w/problems) Board decided to start with TWO units closed cell polyurethane rigid foam injected into top cap rail (\$93.45 per foot-20' ' railing) approx 6 rails (\$1,998.33 per unit=\$11,998.98) - Board approved doing TWO right now. Hurricane winds were intolerable.	\$ 3,999.66
June 2017 cost	ATP or 5G or United Fire	Fire alarm upgrade (\$10,467.84 or \$5,100.45 or 4475 or \$8,150)	8,150.00
		FIRE MARSHALL REQUIREMENT for SMOKE DETECTORS ON ALL LANDINGS:	\$ 8,150.00
after Spcl Asmnt cost	Door Gallery, Inc.	PGT sliding glass doors 192"x94", gray tempered glass, NON-impact rated (needs hurricane shutters)	6,628.00
possible cost	Best Shutter	Accordion shutters over non-hurricane windows (\$15 per sq ft)	12,000.00
owner/Board choice	ALTERNATE Door Gallery	PGT Sliding glass door - hurricane, impact-rated (less expensive, less maint, so this was chosen instead of current system)	11,946.00
		CLUBHOUSE SLIDING GLASS DOOR (&/or SHUTTER) ON EAST SIDE:	\$ 11,946.00
		TOTAL COSTS:	\$ 57,384.48
		TOTAL ACTUAL COST HURRICANE EXPENSES ALREADY PAID:	\$ 33,288.82
		FIRE MARSHALL REQUIREMENTS (ESTIMATE)	\$ 8,150.00
		CLUBHOUSE SLIDING GLASS DOORS (IMPACT RATED)	\$ 11,946.00
		FOAM FILLING 2 of 6 NEEDED RAILINGS:	\$ 3,999.66
		TOTAL ACTUAL COST HURRICANE EXPENSES PER UNIT:	\$ 1,387.03
		FIRE MARSHALL REQUIREMENTS (ESTIMATE) PER UNIT:	\$ 339.58
		CLUBHOUSE SLIDING DOORS PER UNIT:	\$ 497.75
		FOAM FILLING 2 RAILINGS:	\$ 166.65
		TOTAL PER UNIT IF ALL WORK IS DONE EXCEPT BOOSTER PUMPS:	\$ 2,392.00