

Presidents Report

April 2, 2024

The second half of 2023 and the beginning of 2024 have been busy!

The pool, pool deck and pool furniture were refurbished and the pool looks great! We want to thank everyone that volunteered their time and effort to brush the pool walls for the first 30 days! It was hard work but it paid off as the pool results came back perfect. We had a couple of unforeseen situations with a broken drain line and a cracked basket strainer that was causing the pool to loose water. Both of those repairs were completed by Sutton Pool and the total cost of the resurfacing was \$26,351. The cost of the pool deck resurfacing was \$9,840 and pool furniture re-strapping, umbrellas and three table tops was \$2,035. For a grand total of **\$38,226**.

Our dock was severely damaged by the hurricanes in late 2022. We contracted with Darrell's Docks and had a few hurdles with obtaining approval and permits from State of Florida, Army Corps of Engineers and the City of Cocoa Beach. A permit was finally issued in late February and work started around March 15, 2024. The old dock walkway was acting as a bulkhead against the shoreline and revetment. With the walkway removed we are faced with some revetment reinforcement and repair to maintain the integrity of the shoreline and the new dock structure. Darrell's Docks will complete that repair at a cost of \$5,400 for 15 tons of coquina rock and labor to move and install the rock. The total cost of the dock replacement including the revetment repair will be **\$47,600**. The old dock was in very poor condition. Much of the framing materials were rotten and even the pilings were rotten and split. The old dock served us well and hopefully we can get another 30+ years out of the new dock.

Our fire alarm panel died and required replacement in October of 2023. The cost of a new panel installed was \$5,600. We were fortunate to find a direct replacement panel that allowed us to save some money by reusing the old pull stations, horns and strobes. If we had to use a current generation panel all the ancillary devices would not have been compatible and would have to be replaced probably doubling the cost of the repair.

We have delayed the palm tree trimming until late June or July to get us back on our old schedule to trim just prior to the start of hurricane season. The cost of trimming 72 palm trees is **\$3,600**

Mulch will take place in late summer or early fall at an estimated cost of around **\$3,000**

We had the Reserve Study completed in February of this year. We will go into the details a little later in the meeting but the bottom line is that the results were in our favor due to the diligence of past and present Board of Directors maintaining the condition of the property and buildings. We will have to begin funding in 2025 for reserves at a monthly amount of \$193.00. Currently we voluntarily fund \$122 per month, so we will see an increase of about \$71.00 for reserves to be fully funded.

The BOD made a decision to switch financial institutions this year from Bank of America to Sunrise Bank in Cocoa Beach. We will now have the opportunity to earn market rate interest (3%) on balances over \$100,000. All interest earned will be credited to corresponding accounts. We have the ability to purchase CD's as our fund balances grow earning interest and keeping all funds on deposit Federally Insured through the bank.

In 2023 our property insurance company contacted us and we had the opportunity to rewrite our policy mid-term. By doing this they moved us into a guaranteed insurance pool due to the good condition of our buildings and other underwriting factors. In return they promised to renew our policy at basically the same rate in 2024 and to hopefully have more control of insurance premiums going forward.

We will have some roof repairs done to the building in the next few months. TEC Systems will power wash the roof and repair some areas where the roof foam has broken down. These repairs will help to extend the life of the roof and delay any premature roof replacement. The cost of the work is **\$15,500**.