



# Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

Minutes of BOARD OF DIRECTORS MEETING held Wednesday, October 14<sup>th</sup>, 2020 at 7:00 PM

Via Zoom webinar per Coronavirus epidemic protocol.

[www.zoom.us](http://www.zoom.us) Webinar ID: 875 4565 6563 Password: 33154

Agenda Item A		BOD MEETING 09/15/2020			
		In Person	Phone / Zoom	Not Attending	No Response
Roll Call					
Jean Wodnicki	President		X		
Nancy Levin	VP			x	
John Brecker	Treasurer		X		
Mara Chouela	Sec		X		
Margarita Brito	Director			x	
Anette Goldstein	Director		x		
Carla Guerrero	Director		x		
Quorum Established		0	5	2	0

Scott Stewart, Association Manager present.

Brandon Beltre, Association Manager's Assistant

**Agenda Item B.** Meeting called to order at 7:02 pm by Jean Wodnicki, Board President.

**Agenda Item C. Officers' Reports:**

President's report delivered by Jean; copy attached.

Treasurer's report delivered by John; copy attached. Board accepted into record June 2020, July 2020, and August 2020 Financial report.

**Agenda Item D. Manager's Report:**

Manager's report delivered by Scott Stewart, Association Manager. Copy attached.

**Agenda Item 1a:**

Motion by Mara to waive reading of the meeting minutes for 09/14/2020 and adopt with correction of Board officers' titles.

Motion by	Mara	Motion to waive reading of the meeting minutes for 09/14/2020 and adopt with correction of Board officers' titles.		
2 <sup>nd</sup>	Annette			
Discussion	None			
	Call for vote	Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 1b: Ratify Update of Party Room Covid emergency rules (Covid rules)**

Motion by Anette ratify the updated Party Room Covid 19 emergency rules to: (1) Maximum Capacity 20 persons. (2) Available by advance reservation only for after 5:00 pm, EDS. (3) Non-refundable cleaning fee \$100.00 (for room sanitation only, renter still expected to leave room in condition found). (4) Refundable \$500.00 Security deposit required before reservation will be confirmed.

Motion by 2 <sup>nd</sup>	Annette John	Motion to ratify the updated Party Room Covid 19 emergency rules to: (1) Maximum Capacity 20 persons. (2) Available by advance reservation only for after 5:00 pm, EDS. (3) Non-refundable cleaning fee \$100.00 (for room sanitation only, renter still expected to leave room in condition found). (4) Refundable \$500.00 Security deposit required before reservation will be confirmed.		
Discussion	None Call for vote	Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2a:**

Motion by Jean to ratify agreement to replace fire extinguishers in the building that are out of date (past useful life) in the amount of \$5,826.15 with Alpha Fire Equipment Corp.

Motion by 2 <sup>nd</sup>	Jean Carla	Motion to ratify agreement to replace fire extinguishers in the building that are out of date (past useful life) in the amount of \$5,826.15 with Alpha Fire Equipment Corp.		
Discussion	None Call for vote	Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2b:**

Motion by John to accept H. Vidal & Associates for \$72,500.00 to be the MEPF engineer of record for the upcoming 40-year project, provided no other bids come in by close of business, Friday 10/16/2020. If any bids are received prior to this, the motion will be tabled until the Board can reconvene on Monday 10/19/2020 to consider Bid.

Motion by 2 <sup>nd</sup>	John Anette	Motion to accept H. Vidal & Associates for \$72,500.00 to be the MEPF engineer of record for the upcoming 40-year project, provided no other bids come in by close of business, Friday 10/16/2020. If any bids are received prior to this, the motion will		
Discussion	Discussion			

		be tabled until the Board can reconvene on Monday 10/19/2020 to consider Bid.		
Call for vote		Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2c: Update on Phase IIA Findings.**

Updated presented by Jean and Scott. Report Attached.

**Agenda Item 2d-1:**

Motion by to approve change order #6 from Morabito Consultants to add supervision of the MEFP to their scope of work in the amount of \$19,500.00 plus cost of MEFP to be named by 10/16/2020 by the CTS BOD.

Motion by	Annette	Motion to approve change order #6 from Morabito Consultants to add supervision of the MEFP to their scope of work in the amount of \$19,500.00 plus cost of MEFP to be named by 10/16/2020 by the CTS BOD.		
2 <sup>nd</sup>	Mara			
Discussion	None			
Call for vote		Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2d-2:**

Motion by John to approve change order #5 from Morabito Consultants to commission drawings and price estimates to remodel the Party Room to present to CTS membership for vote in the amount of \$ 9,800.00.

Motion by	John	Motion by John to approve change order #5 from Morabito Consultants to commission drawings and price estimates to remodel the Party Room to present to CTS membership for vote in the amount of \$ 9,800.00.		
2 <sup>nd</sup>	Mara			
Discussion	None			
Call for vote		Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2d-3:**

Motion by Mara to approve change order #4 from Morabito Consultants to commission drawings and price estimates to remodel the Party Room to present to CTS membership for vote in the amount of \$ 9,500.00.

Motion by	Mara	Motion to approve change order #4 from Morabito Consultants to commission drawings and price estimates to east lawn recreation area to present to CTS membership for vote in the amount of \$ 9,500.00.		
2 <sup>nd</sup>	John			
Discussion	None			
	Call for vote	Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

**Agenda Item 2e:** Overview on CTS Renovation plan  
Presentation by Jean, copy attached.

**Agenda Item 3: Call for Adjournment**

Jean called for Adjournment of meeting at 8:32 pm.

Motion by	Jean	Call for Adjournment of meeting at 8:32 pm		
2 <sup>nd</sup>	Annette			
Discussion	None			
	Call for vote	Yes	No	No Response
Jean Wodnicki	President	x		
John Brecker	Sec	x		
Mara Chouela	Treasurer	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		5	0	0

Dully submitted and adopted at a Board of Directors Meeting on 11/17/2020 on behalf of Mara Chouela by: Scott Stewart, Association Manager.

Attendance Report

Directors Name	Position	Join Time	Leave Time	Time in
John Brecker	Treasurer	10/14/2020 19:00	10/14/2020 20:33	
Annette Goldstein	Director	10/14/2020 18:50	10/14/2020 20:33	
Carla Guerrero	Director	10/14/2020 18:56	10/14/2020 20:33	



Minutes of BOARD OF DIRECTORS MEETING held Wednesday, October 14<sup>th</sup>, 2020 at 7:00 PM Cont.

Mara. Chouela	Secretary	10/14/2020 18:54	10/14/2020 20:34
Jean Wodnicki	President	10/14/2020 18:28	10/14/2020 20:44

**Guest Attendees**

None

**Staff Attendees**

	Association		
Scott Stewart	Manager	10/14/2020 18:28	10/14/2020 20:44
Brandon Beltre	Manager Assistant	10/14/2020 18:39	10/14/2020 20:44

**Attendee's**

Username (Original Name)	Unit#	Join Time	Leave Time	Time in
Yadira Santos	908	10/14/2020 18:59	10/14/2020 20:33	
MAGALY MAYHEW	503	10/14/2020 18:57	10/14/2020 20:33	
jay miller	303	10/14/2020 19:05	10/14/2020 20:32	
Michael Hansen	611	10/14/2020 18:57	10/14/2020 20:33	
Bernd Nufer	1007	10/14/2020 18:56	10/14/2020 20:33	
Alberto Manrara	1201	10/14/2020 18:56	10/14/2020 20:32	
max friedman	1102	10/14/2020 19:01	10/14/2020 20:32	
MIHAI RADULESCU	404	10/14/2020 18:58	10/14/2020 20:34	
Margarita Vazquez-Bello	411	10/14/2020 19:13	10/14/2020 19:57	
Margarita Vazquez-Bello	411	10/14/2020 20:43	10/14/2020 20:44	
graciela cattarossi	501	10/14/2020 19:38	10/14/2020 20:07	
fortuna Kopel	PHa	10/14/2020 19:00	10/14/2020 20:33	
jorge zardoya	--	--	--	
David Epstein	--	--	--	
Debbie Godt	--	--	--	
Susana Alvarez	1006	10/14/2020 18:55	10/14/2020 20:08	
Ryan Wolf	--	--	--	
Raymond Urgelles	211	10/14/2020 19:02	10/14/2020 20:32	
Ike Rudy	1008	10/14/2020 19:07	10/14/2020 19:43	
Evelyn Drezner Faigenblat	1009	10/14/2020 18:54	10/14/2020 18:55	
Evelyn Drezner Faigenblat	1009	10/14/2020 18:56	10/14/2020 18:56	
Evelyn Drezner Faigenblat	1009	10/14/2020 19:12	10/14/2020 20:03	



## Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 Ph. 305-865-4740 Fax. 305-865-7800

# Champlain Towers South

NOTICE IS HEREBY GIVEN, pursuant to applicable provisions of the Florida Statutes, the Declaration of Condominium, the By-Laws, and the Articles of Incorporation of Champlain Towers Association, Inc., that a meeting of the

## **BOARD OF DIRECTORS MEETING Wednesday, October 14<sup>th</sup>, 2020 7:00PM**

will be held:

Via zoom webinar at [www.zoom.us](https://www.zoom.us)

**Webinar ID: 875 4565 6563**

**Password: 33154**

**You will be required to register for the meeting with your unit number. Please register in advance.** This meeting will be recorded and kept on file until the minutes of the meeting have been approved.

### **AGENDA**

- A. Roll Call of Directors, establishment of quorum.
- B. Call to Order.
- C. Officers' Reports.
  - President's Report
  - Treasurer's Report/August 2020 Financials
- D. Managers' Report.

#### **1. Old Business:**

- a. Approval of Board Meeting Minutes 9/15/20.
- b. Ratify Board vote on Party Room rule changes (Covid rules)

#### **2. New Business:**

- a. Replacement of Fire Extinguishers
- b. MEPP Engineer Update/Selection
- c. Update on Phase 2A findings.
- d. Vote on Change Orders.
- e. Overview on CTS Renovation plan

#### **3. ADJOURNMENT**

Emailed: 10/12/2020

Posted: 10/12/2020

A. Roll Call of Directors, establishment of quorum.

B. Call to Order.

C. Officers' Reports.

- o President's Report

- o Treasurer's Report/August 2020 Financials

## CTS PRESIDENT'S REPORT 10/14/20

- Goals for this year:
  - Better communication between Board, Owners and Staff
    - Weekly Newsletter from Manager and President-[done](#)
    - Online Member Voting and Polling through Concierge Plus- [coming soon, about 60% signed up so far. Continuing to work on getting more members to sign up- it is faster, easier, and cheaper by far for the Association. We will have at least 4 items related to the construction work that will need member votes. Those will begin in the next few weeks.](#)
    - Extra Presentations as needed on complex parts of the 40 Year Inspection projects -[more will be coming soon. Phase 2A completed. Budgets being refined. Soon we will be ready to look at the entirety of the project, interior/exterior/40/optional improvements/roof/generator room. Will schedule presentations and meetings to give everyone a clear picture of the work.](#)
    - Improved Financial Reporting- [Continuing to straighten out bookkeeping issues related to transfer to new accounting firm-mostly resolved now. Many old accounts have been cleared.](#)
    - Future Integration of Owner Financial Accounts into Concierge Plus- view/pay online- [Update forms have gone out to be sure our info is accurate, so Concierge](#)

can interface correctly with TOPS. Brandon has ownership of this update project.

- Board Code of Conduct- done
- Civility Rule -done
- Employee Recognition- ongoing. Many options are not possible during covid

○ 40 Year Inspection/Interior Renovations

- Breakdown of Requirements-posted on Concierge Plus
- Blind Bid Procedure- done
- Contract with Engineer to Supervise -done. Budget pending based on 2A findings.
- Fire Pump/Control Panel- per Scott. Need to identify a new MEP engineer
- Generator/Fuel Tank- per Scott. Need to identify a new MEP engineer
- Contract and start Concrete Restoration/Waterproofing- Phase 2A finished, update tonight

○ Better Daily Operations

- Manager Full Time now- Assistant full time now
- Review of office and bookkeeping procedures- continuing. Concierge website neaten up for easier access ongoing. P&P book being revised ongoing. Office reorganization and filing continues.
- Improved Security in Office, Front Desk and Package Room- non-functional cameras replaced.

## New Priorities Identified This Year-

Covid 19- Policies in Place, Reviewed and Revised Continuously. Have returned most amenities to normal hours of operation. All staff covid tests were negative.

Interior Renovations- Budget being developed. Unit doors the biggest issue.

Compliance Committee/Procedures- done. Committee members to date= Susana Alvarez, Jay Miller, Alberto Manrara, Raquel Grauer

**Champlain Towers South Condominium Association**

**Financial Statements**

**August 31, 2020**

# SHARMA & ASSOCIATES, INC.

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309    Office (954) 284-3080    Fax (954) 284-3081

General Accounting ~ Tax Preparation ~ Condo/HOA Accounting ~ Financial Management

Board of Directors

Champlain Towers South Condominium Association

Surfside, FL

The accompanying financial statements of Champlain Towers South Condominium Association as of and for the period ended August 31, 2020 were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Accrued & Prepaid Expense Report
6. Bank Reconciliations and Statements

## **Key Financial Metrics for the Period**

1. Cash on hand as of the period reporting is approx:
  - a. Operating                      \$87k
  - b. Reserves                      \$785k
  - c. Special Assessment      \$921k
2. Actual YTD Gain/(Loss) is approx. \$15k as of this period.
3. Total Accounts Receivable is approx. \$89k.

## **NOTES THIS PERIOD**

1. The following bank accounts were not reconciled this month no statement was available at time of reporting: GL1039 BankUnited Reserve CD; GL1041 City National Reserve CD.
2. GL7225 payroll service fees reflects refund from Paychex.
3. GL7302 HVAC includes the monthly expense for March, May, June and July.
4. GL7314 pest control includes the monthly expense for March, May, June, July and August 2020.
5. GL7316 Valet and GL7401 current month expense prepaid in prior month.

## **NOTES THIS FISCAL YEAR:**

1. Special Assessment 2019 – on 5/14/19, the Association approved a 348993 for electrical and other repair and replacements per schedule, due from owners in 12 equal monthly payments beginning 7/1/19.
  - a. 4/14/20, the Association approved a two-month suspension of special assessment charges, for April and May 2020. As such the special assessment billing ran from:
    - i. 7/1/19-3/1/20 [9 months]
    - ii. 6/1/20-8/1/20 [3 months]
2. GL3905 includes:
  - a. Reversal of Quamec invoice #47944 paid 4/1/19 from Amtrust Oper to GL5089 AC Repairs that was reclassified at 12/31/19 from GL5089 to Due from Reserves to Operating.
3. Association retained Sharma & Associates to provide bookkeeping and accounting services effective 6/1/20, taking over from in-house accounting.



# SHARMA & ASSOCIATES, INC.

3363 W. Commercial Blvd. Suite 105, Ft. Lauderdale, FL 33309    Office (954) 284-3080    Fax (954) 284-3081

General Accounting ~ Tax Preparation ~ Condo/HOA Accounting ~ Financial Management

*Vishnu Sharma, CPA*

Sharma & Associates, Inc.

Ft. Lauderdale, FL

September 22, 2020

# Champlain Towers South Condominium Assoc

## Balance Sheet

As of 08/31/20

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
ASSETS					
1030	Amtrust Opr [0914]	50,175.82			50,175.82
1035	Amtrust CD [1039]		129,158.07		129,158.07
1036	Amtrust CD [3458]		35,059.27		35,059.27
1037	BofA Reserves Checking [3517]		44,005.07		44,005.07
1038	BofA Reserves MM [5074]		246,420.25		246,420.25
1039	BankUnited Reserves CD [6406]		103,931.86		103,931.86
1040	Amtrust Reserves CD [5759]		119,859.70		119,859.70
1041	CityNational Reserve CD [1708]		106,483.61		106,483.61
1045	Amtrust SA2020A [4364]			449,934.16	449,934.16
1047	Amtrust SA2019 [6161]			251,809.93	251,809.93
1048	Amtrust SA2019 [6211]			219,497.08	219,497.08
1080	Deposit In Transit	37,202.00			37,202.00
	Total Cash	87,377.82	784,917.83	921,241.17	1,793,536.82
1100	AR: Maintenance Fees	51,279.17			51,279.17
1111	AR Special Assessment 2019			35,809.49	35,809.49
1112	AR: Special Assessment 2016			1,256.00	1,256.00
1156	AR: Late / Legal Fee Income	1,150.00			1,150.00
	Total Net Receivables	52,429.17	.00	37,065.49	89,494.66
1200	Prepaid Insurance	75,169.47			75,169.47
1210	Prepaid Expenses	10,203.80			10,203.80
1301	Due fr Operating to S/A 2016			1,374.44	1,374.44
	Total Other Assets	85,373.27	.00	1,374.44	86,747.71
	TOTAL ASSETS	225,180.26	784,917.83	959,681.10	1,969,779.19
=====					
LIABILITIES & EQUITY					
LIABILITIES					
2005	Accrued Expenses	39,104.64			39,104.64
2030	Refundable Deposits	33,550.80			33,550.80
2031	Elevator Restoration Deposits	2,000.00			2,000.00
2032	Remodeling Deposits	250.00			250.00
2041	Storage Fees Paid	5,716.61			5,716.61
2060	Prepaid Maintenance Fees	17,555.21			17,555.21
2999	Exchange	(2,166.21)			(2,166.21)
	Subtotal Liabilities	96,011.05	.00	.00	96,011.05

# Champlain Towers South Condominium Assoc

Balance Sheet

As of 08/31/20

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
	RESERVES				
3001	Reserves		88,200.00		88,200.00
3005	Balcony/Concrete Rest.		33,723.84		33,723.84
3006	Electrical System		61,729.40		61,729.40
3007	Elevators		5,848.46		5,848.46
3008	Emergency Generator		23,986.16		23,986.16
3009	Ext. Pavers & Decorations		49,919.71		49,919.71
3010	Fire Alarm System		1,166.63		1,166.63
3011	Fitness Center		669.59		669.59
3012	HVAC		1,454.21		1,454.21
3013	Ins. Deduct. Fund		213,002.36		213,002.36
3014	Interior Decorations		82,990.23		82,990.23
3015	Jacuzzi		2,123.47		2,123.47
3016	Painting		149,999.76		149,999.76
3017	Plumbing		33,799.25		33,799.25
3018	Pool		2,874.15		2,874.15
3019	Roof		47,890.18		47,890.18
3020	Interest Income		20,296.85		20,296.85
3021	Capital Maint. & Repair		6,266.66		6,266.66
	Subtotal Reserves	.00	825,940.91	.00	825,940.91
	SPECIAL ASSESSMENTS				
3104	SA2016 Net Equity			(25,020.00)	(25,020.00)
3109	SA Interior Lighting			(657.60)	(657.60)
3118	S/A19 Int Inc / Late Fees			3,671.08	3,671.08
3119	SA2019 Net Equity			(94,603.95)	(94,603.95)
3120	SA Contingency 2019			33,084.67	33,084.67
3121	SA19 Electrical Eng. Consultan			40,000.00	40,000.00
3122	SA19 Electrical Repairs			45,861.01	45,861.01
3123	SA19 Emergency Generator			117,995.75	117,995.75
3124	SA19 Exit Doors			46,796.95	46,796.95
3125	SA19 Garage Pipes			28,800.00	28,800.00
3126	SA19 Gym Bicycle			3,428.00	3,428.00
3127	SA19 Pool Exit Doors			2,112.00	2,112.00
3128	SA19 Pool Heaters			13,400.00	13,400.00
3129	SA19 Repair/Replace Fire Pump			66,000.00	66,000.00
3130	SA19 Replace Rec Room A/C			10,796.75	10,796.75
3131	SA19 Roof A/C Disconnect Switc			171,600.00	171,600.00
3132	SA19 Roof Exit Door			1,630.20	1,630.20
3133	SA19 Shutters in Garbage Room			9,350.00	9,350.00
3134	SA19 Washing Machines			4,000.00	4,000.00
3140	SA16 Int Inc / Late Fees			79.12	79.12
3141	SA16 Net Equity			13,938.44	13,938.44
3142	SA16 Interior Design			3,625.00	3,625.00
3143	SA16 Elevator Project			11,805.00	11,805.00
3144	SA16 Unit Doors			252,000.00	252,000.00
3145	SA16 Interior Painting			99,100.00	99,100.00
3146	SA16 Interior Lighting			93.00	93.00
3147	SA16 Hallway Carpet			53,279.00	53,279.00
3148	SA16 Concrete Renovation			40,082.00	40,082.00
3150	SA16 Contingency			1,091.00	1,091.00
	Subtotal Special Assmnt	.00	.00	953,337.42	953,337.42

# **Champlain Towers South Condominium Assoc**

## Balance Sheet

As of 08/31/20

Account #	Description	Fund Balance			Totals
		Operating	Reserves	Other	
	EQUITY				
3900	Operating Fund	74,580.41			74,580.41
3905	Prior Year Adjustment	4,389.00			4,389.00
	Current Year Net Income/(Loss)	15,520.40	.00	.00	15,520.40
	Subtotal Equity	94,489.81	.00	.00	94,489.81
	TOTAL LIABILITIES & EQUITY	190,500.86	825,940.91	953,337.42	1,969,779.19

**Champlain Towers South Condominium Assoc**  
**STATEMNT OF REVENUS & EXPENSES**  
Period: 08/01/20 to 08/31/20

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
REVENUES								
04050	Maintenance Inc - Residential	107,287.00	107,287.00	.00	858,296.00	858,296.00	.00	1,287,444.00
04051	Maint Inc - Cable/Internet	10,416.67	10,416.67	.00	83,333.36	83,333.36	.00	125,000.00
04052	Cell Tower Income	2,300.00	2,300.00	.00	18,400.00	18,400.00	.00	27,600.00
04053	Late/Violation Fee Income	400.00	166.67	233.33	2,525.00	1,333.36	1,191.64	2,000.00
04054	Hard Copy - CondoDoc/ByLaw	.00	8.33	(8.33)	.00	66.64	(66.64)	100.00
04055	Owner/Tenant Applic Fee	.00	83.33	(83.33)	600.00	666.64	(66.64)	1,000.00
04060	FOB/Barcode Income	.00	25.00	(25.00)	185.00	200.00	(15.00)	300.00
04062	Interest Income	1.72	8.33	(6.61)	23.46	66.64	(43.18)	100.00
04063	Miscellaneous Income	12.33	.00	12.33	2,098.64	.00	2,098.64	.00
04065	Storage Unit Replacemnt-Key	.00	4.17	(4.17)	.00	33.36	(33.36)	50.00
04070	Valet Service - Events	.00	8.33	(8.33)	100.00	66.64	33.36	100.00
04071	Estoppel Fee/Letter	.00	25.00	(25.00)	750.00	200.00	550.00	300.00
04072	Concierge Service - Events	.00	41.67	(41.67)	.00	333.36	(333.36)	500.00
04074	Return Check Fee	.00	16.67	(16.67)	.00	133.36	(133.36)	200.00
04075	Move In/Out Fees	.00	125.00	(125.00)	400.00	1,000.00	(600.00)	1,500.00
04076	Annl Storage Fee (Cable Rm)	.00	291.67	(291.67)	1,458.35	2,333.36	(875.01)	3,500.00
04077	Ann Storage Fee(Westside RM)	.00	625.00	(625.00)	3,125.00	5,000.00	(1,875.00)	7,500.00
04078	Vending Oper Inc - Laundry	.00	75.00	(75.00)	.00	600.00	(600.00)	900.00
04079	Vending Oper Inc - Snack	.00	25.00	(25.00)	113.79	200.00	(86.21)	300.00
04080	Vending Oper Inc - Soda	.00	33.33	(33.33)	136.71	266.64	(129.93)	400.00
04095	Prior Year Exp Recovery	.00	.00	.00	2,597.37	.00	2,597.37	.00
TOTAL REVENUE		120,417.72	121,566.17	(1,148.45)	974,142.68	972,529.36	1,613.32	1,458,794.00
EXPENSES								
General & Administrative								
07004	Bad Bebt	.14	83.33	83.19	547.99	666.64	118.65	1,000.00
07005	Bank Fees/Licenses/Taxes	191.75	58.33	(133.42)	941.84	466.64	(475.20)	700.00
07006	Office Expense	470.80	416.67	(54.13)	3,246.85	3,333.36	86.51	5,000.00
07007	Postage / Printing	.00	58.33	58.33	494.83	466.64	(28.19)	700.00
07008	Screening Fees - Back Ground	.00	166.67	166.67	213.00	1,333.36	1,120.36	2,000.00
07009	Miscellaneous	20.00	.00	(20.00)	20.00	.00	(20.00)	.00
07011	Computer Services	168.50	186.17	17.67	2,428.93	1,489.36	(939.57)	2,234.00
07012	Interior - Flowers/Plants	.00	.00	.00	806.88	.00	(806.88)	.00
07050	Corporate Annual Rpt	.00	16.67	16.67	.00	133.36	133.36	200.00
07051	Elevator Permits	.00	83.33	83.33	150.00	666.64	516.64	1,000.00
07052	Fire Permits/Inspection	210.00	250.00	40.00	600.00	2,000.00	1,400.00	3,000.00
07053	Local Business Tax	.00	20.83	20.83	45.00	166.64	121.64	250.00
07054	Pool/Spa Permits	.00	31.25	31.25	375.00	250.00	(125.00)	375.00
07055	Locksmith Service	.00	16.67	16.67	271.20	133.36	(137.84)	200.00
07056	Condo Annual Fees	.00	45.00	45.00	.00	360.00	360.00	540.00
07060	Prof Fees - Audit	483.33	483.33	.00	3,866.64	3,866.64	.00	5,800.00
07061	Prof Fees - Reserve Study	.00	350.00	350.00	1,692.00	2,800.00	1,108.00	4,200.00
07062	Prof Fees - Acct/Bookkeep	1,300.00	1,166.67	(133.33)	12,371.34	9,333.36	(3,037.98)	14,000.00
07063	Prof Fees - Legal	956.91	833.33	(123.58)	10,442.64	6,666.64	(3,776.00)	10,000.00
General & Administrative		3,801.43	4,266.58	465.15	38,514.14	34,132.64	(4,381.50)	51,199.00

**Champlain Towers South Condominium Assoc**  
**STATEMNT OF REVENUS & EXPENSES**  
Period: 08/01/20 to 08/31/20

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Insurance</b>								
07102	Insurance - Flood	3,489.51	3,666.67	177.16	38,576.09	29,333.36	(9,242.73)	44,000.00
07103	Insurance - Workers Comp	264.50	333.33	68.83	2,116.00	2,666.64	550.64	4,000.00
07104	Insurance - Health	.00	750.00	750.00	2,761.53	6,000.00	3,238.47	9,000.00
07105	New Building Appraisal	.00	41.67	41.67	.00	333.36	333.36	500.00
07106	New Mitigation - Roof/Window	.00	16.67	16.67	.00	133.36	133.36	200.00
07110	Insurance - BLD/GL	20,839.25	16,283.33	(4,555.92)	166,714.00	130,266.64	(36,447.36)	195,400.00
	<b>Insurance</b>	<b>24,593.26</b>	<b>21,091.67</b>	<b>(3,501.59)</b>	<b>210,167.62</b>	<b>168,733.36</b>	<b>(41,434.26)</b>	<b>253,100.00</b>
<b>Payroll</b>								
07201	Payroll - Administrative	1,322.94	2,916.67	1,593.73	2,090.71	23,333.36	21,242.65	35,000.00
07202	Payroll - Office	.00	.00	.00	1,217.18	.00	(1,217.18)	.00
07206	Payroll - Property Manager	5,085.07	7,083.33	1,998.26	46,127.48	56,666.64	10,539.16	85,000.00
07207	Payroll - Maintenance Crew	5,126.69	6,250.00	1,123.31	45,928.38	50,000.00	4,071.62	75,000.00
07208	Payroll - Maint Crew OT	.00	341.67	341.67	464.70	2,733.36	2,268.66	4,100.00
07210	Employee Insurance	498.20	.00	(498.20)	996.66	.00	(996.66)	.00
07215	Workers Compensation	.00	.00	.00	504.00	.00	(504.00)	.00
07220	Payroll Taxes	3,186.28	1,025.00	(2,161.28)	19,800.47	8,200.00	(11,600.47)	12,300.00
07221	SUI Taxes	.00	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
07225	Payroll Services Fees	(119.67)	291.67	411.34	1,586.18	2,333.36	747.18	3,500.00
07230	Staff Recognition Program	.00	83.33	83.33	105.95	666.64	560.69	1,000.00
07231	Staff Bonus / Gifts	.00	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
07232	Staff Uniforms	.00	83.33	83.33	232.17	666.64	434.47	1,000.00
	<b>Payroll</b>	<b>15,099.51</b>	<b>18,408.34</b>	<b>3,308.83</b>	<b>119,053.88</b>	<b>147,266.72</b>	<b>28,212.84</b>	<b>220,900.00</b>
<b>Contract Services</b>								
07301	Security Services	14,258.08	13,533.33	(724.75)	118,126.95	108,266.64	(9,860.31)	162,400.00
07302	HVAC	1,580.00	395.00	(1,185.00)	2,370.00	3,160.00	790.00	4,740.00
07303	Elevator	828.00	839.67	11.67	6,624.00	6,717.36	93.36	10,076.00
07308	Alarm Services	.00	361.42	361.42	3,251.82	2,891.36	(360.46)	4,337.00
07311	Landscape Maintenance	1,269.17	1,275.00	5.83	10,153.32	10,200.00	46.68	15,300.00
07314	Pest Control	2,876.75	500.00	(2,376.75)	3,743.45	4,000.00	256.55	6,000.00
07315	Housekeeping	7,925.00	8,365.33	440.33	55,777.12	66,922.64	11,145.52	100,384.00
07316	Valet Services	(4,451.00)	6,583.33	11,034.33	42,793.36	52,666.64	9,873.28	79,000.00
07317	Window Cleaning	149.80	500.00	350.20	1,348.20	4,000.00	2,651.80	6,000.00
07318	InHouse Contractor-Bonus/Gift	.00	145.83	145.83	.00	1,166.64	1,166.64	1,750.00
	<b>Contract Services</b>	<b>24,435.80</b>	<b>32,498.91</b>	<b>8,063.11</b>	<b>244,188.22</b>	<b>259,991.28</b>	<b>15,803.06</b>	<b>389,987.00</b>
<b>Utilities</b>								
07401	Electricity	(199.67)	6,250.00	6,449.67	47,346.94	50,000.00	2,653.06	75,000.00
07402	Water & Sewer	7,083.00	7,083.33	.33	55,411.52	56,666.64	1,255.12	85,000.00
07403	Telephone [AT&T]	.00	427.00	427.00	4,452.23	3,416.00	(1,036.23)	5,124.00
07404	Gas / Fuel	.00	58.33	58.33	.00	466.64	466.64	700.00
07406	Trash Collection	2,922.95	3,000.00	77.05	20,460.65	24,000.00	3,539.35	36,000.00
07407	Cable	10,219.28	10,416.67	197.39	81,675.85	83,333.36	1,657.51	125,000.00
07409	Verizon - Elevator	27.49	32.00	4.51	91.37	256.00	164.63	384.00
07410	W&S - Fire Line	.00	.00	.00	1,515.03	.00	(1,515.03)	.00
07412	W&S - Stormwater Utility	.00	.00	.00	8,275.23	.00	(8,275.23)	.00

**Champlain Towers South Condominium Assoc**  
**STATEMNT OF REVENUS & EXPENSES**  
Period: 08/01/20 to 08/31/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities	20,053.05	27,267.33	7,214.28	219,228.82	218,138.64	(1,090.18)	327,208.00
Repair & Maintenance							
07502 Plumbing	.00	166.67	166.67	450.00	1,333.36	883.36	2,000.00
07504 Painting	.00	.00	.00	58.74	.00	(58.74)	.00
07506 Security Equipment	.00	83.33	83.33	.00	666.64	666.64	1,000.00
07507 Pool / Spa	.00	333.33	333.33	2,519.35	2,666.64	147.29	4,000.00
07508 Roof	1,950.00	.00	(1,950.00)	1,950.00	.00	(1,950.00)	.00
07509 HVAC System	.00	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
07510 Generator	1,608.77	.00	(1,608.77)	3,323.45	.00	(3,323.45)	.00
07511 Irrigation / Sprinkler	.00	250.00	250.00	.00	2,000.00	2,000.00	3,000.00
07513 Trash Chute	.00	.00	.00	269.85	.00	(269.85)	.00
07514 Elevator	.00	41.67	41.67	.00	333.36	333.36	500.00
07515 General Supplies	534.55	1,666.67	1,132.12	4,306.88	13,333.36	9,026.48	20,000.00
07516 Fitness / Gym Center	.00	166.67	166.67	14.96	1,333.36	1,318.40	2,000.00
07517 Janitorial Supplies	.00	1,250.00	1,250.00	3,051.09	10,000.00	6,948.91	15,000.00
07519 Parking Lot Maint.	.00	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
07520 Video Equipment	.00	83.33	83.33	3,723.25	666.64	(3,056.61)	1,000.00
07521 Vending Oper - Laundry Rm	.00	333.33	333.33	.00	2,666.64	2,666.64	4,000.00
07550 Common Area F/P - Interior	.00	116.67	116.67	1,431.83	933.36	(498.47)	1,400.00
07551 Common Area - Rec/Party Rm	.00	25.00	25.00	.00	200.00	200.00	300.00
07599 Contingency	.00	583.33	583.33	5,570.20	4,666.64	(903.56)	7,000.00
Repairs & Maintenance	4,093.32	5,433.34	1,340.02	26,669.60	43,466.72	16,797.12	65,200.00
Reserves							
07901 Reserves Transfer	12,600.00	12,600.00	.00	100,800.00	100,800.00	.00	151,200.00
Reserves	12,600.00	12,600.00	.00	100,800.00	100,800.00	.00	151,200.00
TOTAL EXPENSES	104,676.37	121,566.17	16,889.80	958,622.28	972,529.36	13,907.08	1,458,794.00
CURRENT YEAR NET INCOME/(LOSS)	15,741.35	.00	15,741.35	15,520.40	.00	15,520.40	.00

## D. Managers' Report.



# MANAGERS' Summary Report

Ending October 10<sup>th</sup>, 2020

Daily administrative work.

Rental: None

Cohabitants application. 0 Application submitted

Sales: 1010 to UniityFam 1001 Corp. (Owns 703)

Unit modification request for:

804 Flooring

Coded invoices and processed invoices.

Responded to various email and phone calls.

Responded to numerous calls over weekend about various violations of amenity rules.

Prepared for Board meeting.

---

**Fire Department inspection:** The following violations noted.

Generator maintenance logs not up to date (I did not know where to find them).

Exit signs not working by unit 807, Rolando replacing bulb.

Emergency lights in stairwells, Getting counts to replace fixtures.

Trash chute door missing handle, Handle ordered.

Outside fire point connections caps do not rotate or swivel freely, Rolando looking at.

Central monitoring service certificate not posted. Monitoring station notified that we need updated certificate.

Tags missing from Fire Extinguishers (They commented we had too many extinguishers)

**Swimming pool / Spa inspection:** Report from Department of Health on Spa

Inspection Result: Unsatisfactory

Violation 7: Install new main drain grate and submit verification form DH4157 for Suction Outlet Drain Cover showing make/model, date of installation, approved flow rate, and life span of the drain cover. Observed expired grate.

Violation 35: Install missing effluent pressure gauge.

Violation 46: Provide proper documentation for anti-entrapment device installed by a licensed contractor including the maintenance and testing of the device per manufacturer specifications using the DOH Verification form DH4157. FBC Violation

Violation 8: Install missing weir flap in skimmer.

Report states that items must be Corrected By: by 8:00 AM Re-Inspection Date: 10/9/2020.

**Accounting:** First notices went out and the offices has been inundated with calls. We have asked everyone to call the new accounting firm for resolution. Seems there are a lot of balance forward issues and ACH's that had been undercharged. A lot of people did not know they had balances due. A few people on ACH assumed that it would be automatic and did nothing to sign up for payments. Still a lot of confusion over the two-month deferment, a lot of people thought they didn't have to pay.

**Maintenance special project:** Working on clearing the Fire and Spa violations.

**Housekeeping Special Projects:** We are working one person down. No special projects currently.

**Hallway Air Conditioner:** QUORMIC license has is on probation with DPBR for unknown reasons. Looking for new company to take over contract.

**40 Year:**

Coordinated balcony inspections with Morabitino Consulting. Of the 63 balconies that were scheduled to be inspected by the engineers, 51 have been completed with the last 12 scheduled to be completed on Thursday 09/17/2020.

CP&R completed 90% of their work on the balconies. On Friday 09/18 they will be on site to complete the 4<sup>th</sup>, 3<sup>rd</sup> and 2<sup>nd</sup> floors. On Thursday 09/17 they will be on site more core samples of the slab. The front drive area concrete thickness is not matching up to the as build drawings the Association has on file. It is suspected that when the building was built, they sloped the top side of the structural slab giving us various thickness on the slab. Preliminary observations suggest no waterproofing was installed in the drive areas and the waterproofing for the pool deck is located just under the sand bed of the pavers.

Survey. Property survey is 95% complete. There are some outstanding questions that need to be answered as to the actual property lines on the east and south sides.

**Hallway Project:** No movement.

**Generator / Fire pump replacement:** When mentioned to Henz that the plans have been put in the hands of an expeditor they came back and said that they need to supply information on the fuel tank for it to be approved. Expeditor was put on hold until the plans could be updated to include required information on fuel tank for DERM. Henz has been less than responsive.

**Fuel Tank replacement:** See above.

**Coronavirus** – One staff member still out pending double negative test.

**Pool hours:** With Miami Dade moving into the next stage of reopening management recommend changing pool hours back to old hours which the board adopted. Housekeeping would still disinfect the pool furniture twice a day and double check that wipes are filled. Eliminate the pool attendant position.

**Managers assistant.** The pool attendant hours have been increased and is now also working in the Office. Brandon has a lot of technical knowledge that we will be utilizing as we keep moving forward to optimize the camera and network of CTS. Brandon has expressed an interest in learning more about Association management and property management in general.

**Pool Door:**

Quotes received are over \$1,000.00 to fix the access control on the door. Since the door is scheduled to be replaced with the replacement of the glass on the first floor it does not make sense at this time to repair.

**Valet:** Valet hours have been restored back to old hours.

**Budget season** is fast approaching. Preliminary budgeting will start in September. The goal will be to have new budget completed and meeting noticed by Mid October.

Concludes Report.

## 1. Old Business:

- a. Approval of Board Meeting Minutes 9/15/20.



# Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

Minutes of BOARD OF DIRECTORS MEETING held Tuesday, September 15<sup>th</sup>, 2020 at 7:00 PM

Via Zoom webinar per Coronavirus epidemic protocol.

[www.zoom.us](http://www.zoom.us)

Webinar ID: 894 2043 3796 Password: 33154

## Agenda Item A

		BOD MEETING 09/15/2020			
Roll Call		In Person	Phone / Zoom	Not Attending	No Response
Jean Wodnicki	President		x		
Nancy Levin	VP		x		
John Brecker	Treasurer		x		
Mara Chouela	Sec		x		
Margarita Brito	Director		x		
Anette Goldstein	Director		x		
Carla Guerrero	Director		x		
Quorum Established		0	7	0	0

Scott Stewart, Association Manager present.

Brandon Beltre, Association Manager's Assistant

**Agenda Item B.** Meeting called to order at 7:01 pm by Jean Wodnicki, Board President.

## **Agenda Item C. Officers' Reports:**

President's report delivered by Jean; copy attached.

Treasurer's report delivered by John.

## **Agenda Item D. Manager's Report:**

Manager's report delivered by Scott Stewart, Association Manager. Copy attached.

## **Agenda Item 1a:**

Motion by Anette to waive reading of the meeting minutes for 08/03/2020 and 08/11/2020 and approve as presented.

2<sup>nd</sup> by Carla

Discussion, none

Call for vote

		Motion waive reading of the meeting minutes for 08/03/2020 and 08/11/2020 and approve as presented.		
		Yes	No	No Response
Jean Wodnicki	President	x		
Nancy Levin	VP	x		
John Brecker	Treasurer	x		
Mara Chouela	Sec	x		



# Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

Margarita Brito	Director	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		7	0	0

## **Agenda Item 2a:**

Motion by John to ratify temperature check policy that all visitors, guests, vendors, and employees entering the building shall have their temperature taken and logged in. Anyone with a temperature at or exceeding 100.4 shall not be permitted entry.

2<sup>nd</sup>, Anette

Discussion

Call for vote

		Motion made to ratify temperature check policy that all visitors, guests, vendors, and employees entering the building shall have their temperature taken and logged in. Anyone with a temperature at or exceeding 100.4 shall not be permitted entry.		
		Yes	No	No Response
Jean Wodnicki	President	x		
Nancy Levin	VP	x		
John Brecker	Treasurer	x		
Mara Chouela	Sec	x		
Margarita Brito	Director	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		7	0	0

## **Agenda Item 2a-1:**

Motion by John to cancel the emergency rule pertaining to pool and gym amenity hours. Amenity hours to resume pre-pandemic hours and Housekeeping to disinfect the Pool area and Gym twice per day, once in the morning hours and once in the afternoon hours. Pool and gym will no longer be closed while cleaning.

2<sup>nd</sup>, Anette

Discussion

Call for Vote

		Motion made to cancel the emergency rule pertaining to pool and gym amenity hours. Amenity hours to resume pre-pandemic hours and Housekeeping to disinfect the Pool area and Gym twice per day, once in the morning hours and once in the afternoon hours. Pool and gym will no longer be closed while cleaning.		
		Yes	No	No Response
Jean Wodnicki	President	x		
Nancy Levin	VP	x		
John Brecker	Treasurer	x		
Mara Chouela	Sec	x		



# Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

Margarita Brito	Director	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		7	0	0

## Item 2b: Fines and Violations

Agenda Item 2bi Unit 801 violations				
Issue	Unregistered Pet		Dog not on a leash or under control	
Motion	To Issue a Violation for an unregistered pet in the building	To issue a fine of \$100	To issue a violation for dog not on a leash or under control	To issue a warning rather than a fine of \$100
Made by/Second	Mara/Jean	Mara/Carla	Mara/Jean	Carla/Mara
Jean	yes	Yes	Yes	Yes
Nancy	Yes	Yes	Yes	Yes
John	No	No	No	Yes
Mara	Yes	Yes	yes	Yes
Margarita	Yes	No	yes	Yes
Anette	Yes	Yes	no	Yes
Carla	yes	yes	yes	yes
Vote tally	6 yes / 1 no Motion Carried	5 yes / 2 no Motion Carried	5 yes / 2 no Motion Carried	7 yes / 0 no Motion Carried

Agenda Item 2bii Unit 501 violations					
Issue	Not wearing a mask in common areas (4 incidents)		Use of pool during hours while pool closed or being cleaned (4 incidents)	Use of gym without reservation during cleaning hours (Covid rules violation)	
Motion	To issue a violation for each of the 4 incidents of not wearing a mask in common areas	To issue fines in total of \$400	To issue a violation for each of the 4 incidents of using pool against Covid rules	To issue a violation for use of gym against Covid rules	To issue a warning rather than a fine of \$100
Made by/second	Anette/Nancy	Anette/Jean	Jean/no second. Board declined to act.	Margarita/Carla	Mara/Jean
Jean	Yes	yes	-	Yes	Yes
Nancy	Yes	yes	-	Yes	Yes
John	Yes	no	-	Yes	Yes
Mara	Yes	yes	-	Yes	Yes
Margarita	Yes	no	-	Yes	Yes
Anette	Yes	yes	-	Yes	Yes
Carla	yes	no	-	Yes	yes
Vote tally	7 yes / 0 no Motion Carried	4 yes / 3 no Motion Carried	Motion withdrawn	7 yes / 0 no Motion Carried	7 yes / 0 no Motion Carried



# Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

## **Agenda Item 2c:**

Association Manager reviewed scope of work for MEPF Engineer. Discussion with Board and those in attendance. Association Manager asked if there are any changes suggested to the proposed scope and there was no response. Association Manager stated that unless there was an objection from the Board the scope of work would be released by Friday 09/18/2020. No Objections.

## **Agenda Item 3:**

Anette made the motion to adjourn the meeting at 9:06 pm.

2<sup>nd</sup> Nancy

Discussion: None

Call for vote:

		Motion to adjourn the meeting at 9:06 pm.		
		Yes	No	No Response
Jean Wodnicki	President	x		
Nancy Levin	VP	x		
John Brecker	Treasurer	x		
Mara Chouela	Sec	x		
Margarita Brito	Director	x		
Anette Goldstein	Director	x		
Carla Guerrero	Director	x		
Motion Passed		7	0	0

## **Attendee Report**

Board Member	Position	Join Time	Leave Time	Time in Session (minutes)
John Brecker	Treasurer	9/15/2020 18:59	9/15/2020 21:06	127
Nancy Levin	Director	9/15/2020 18:54	9/15/2020 21:06	131
Mara Chouela	Secretary	9/15/2020 18:58	9/15/2020 21:06	128
Margarita Brito	Vice President	9/15/2020 18:57	9/15/2020 21:06	129
Carla Guerrero	Director	9/15/2020 18:57	9/15/2020 21:06	129
Annette Goldstein	Director	9/15/2020 18:32	9/15/2020 21:06	154
Jean Wodnicki	President	9/15/2020 18:43	9/15/2020 21:08	145

Association Management

Scott Stewart	Association Manager	9/15/2020 18:30	9/15/2020 21:07	158
Brandon Beltre	Managers Assistant	9/15/2020 18:40	9/15/2020 21:06	146



## Champlain Towers South Condominium Association, Inc.

8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

User Name	Unit	Join Time	Leave Time	Time in Session (minutes)
Raymond Urgelles	211	9/15/2020 19:05	9/15/2020 21:06	121
Susan Alvarez	1006	9/15/2020 18:42	9/15/2020 20:46	125
MAGALY MAYHEW	503	9/15/2020 19:06	9/15/2020 21:06	121
jorge zadoya	1209	9/15/2020 18:30	9/15/2020 19:59	90
jorge zadoya	1209	9/15/2020 19:59	9/15/2020 21:06	67
graciela cattarossi	501	9/15/2020 18:59	9/15/2020 19:06	7
graciela cattarossi	501	9/15/2020 19:07	9/15/2020 19:12	6
graciela cattarossi	501	9/15/2020 19:12	9/15/2020 19:13	1
graciela cattarossi	501	9/15/2020 19:13	9/15/2020 20:42	89
Randy Rose	1103	9/15/2020 18:37	9/15/2020 21:06	150
jay miller	303	9/15/2020 19:14	9/15/2020 21:03	110
Bernd Nufer	1007	9/15/2020 19:02	9/15/2020 21:06	125
Graciela Cattarossi	501	9/15/2020 19:03	9/15/2020 20:23	80
max friedman	1102	9/15/2020 18:57	9/15/2020 21:00	124
Juan Mora	1011	9/15/2020 19:02	9/15/2020 20:06	65
Alberto Manrara	608	9/15/2020 19:04	9/15/2020 21:07	124
Mayra Cruz	1205	9/15/2020 19:23	9/15/2020 20:40	78
Yady Santos	908	9/15/2020 18:55	9/15/2020 21:06	131
Hansen 611	611	9/15/2020 18:54	9/15/2020 21:07	134
manuel lafont	801	9/15/2020 18:52	9/15/2020 21:07	136



## 1. Old Business:

### b. Ratify Board vote on Party Room rule changes (Covid rules

#### Party Room policy:

1. Maximum capacity 20.
2. Available by reservation only, after 5PM. Otherwise the room is closed/available to building management only.
3. Non-refundable cleaning fee \$100.
4. Refundable \$500 security deposit.

## 2. New Business:

### a. Replacement of Fire Extinguishers

From: **Alpha Fire Equipment Corp.**  
7346 NW 8 Street Miami, FL 33126  
Tel: 305-278-3480 alphafirecorp@hotmail.com  
Lic# 95463500012002 Lic# 75675100012002

## QUOTE

September 25<sup>th</sup>, 2020

To: Camplain Tower South  
8777 Collins Ave.  
Surfside, FL 33154  
Att: Scott Stewart, Association Manager

SALES PERSON	JOB	PAYMENT TERMS	DUE DATE
Mike Granda			

QTY	DESCRIPTION	UNIT PRICE	
110	Replacing all the fire extinguishers New 5lb ABC fire extinguishers installed, certified for One year and a manufacturer's warranty for one year. Including garage area.	\$49.50 each	\$5,445.00
SUBTOTAL			\$5,445.00
7% SALES TAX			381.15
TOTAL			\$5,826.15

Quotation prepared by: Mike Granda

This is a quotation on the goods named, subject to the conditions noted below: All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All of our employees are fully covered by Workman's Compensation Insurance.

To accept this quotation, sign here and return: \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!



Our cost not including tagging.

Amerex® 5 Pound Stored  
Pressure ABC Dry Chemical  
2A10BC Fire Extinguisher

PART 537333    BRAND Amerex

\$58.99

 Shipping charges may apply

 Ships within 14 days

 Restocking fees may apply

- Amerex Corporation Fire Extinguisher
  - With Anodized Aluminum Valve, Wall Bracket, Hose And Nozzle
  - For Class A, B And C Fires
  - Multi-Purpose Fire Extinguisher
  - Rechargeable
  - 5 year warranty
- Stored pressure design
  - Durable high gloss polyester powder paint
  - All metal valve construction
  - User friendly
  - Bar coded and bi-lingual labels
- No electrical conductivity back to the operator
  - Large loop stainless steel pull pin
  - Clean: Non-toxic
  - causes no respiratory problems
  - Maximum visibility during discharge
  - Mfg #B500

Make & Model	
Brand	Amerex
Country of Origin	USA
Manufacturer Part No	B500
UNSPSC	46191601

Specifications	
Bracket(s) Included	✓
Color / Finish	Red/White
Commercial/Residential	Both

Contents	Extinguisher Valve, Bracket, Hose and Nozzle
Extinguisher Type	ABC
Operating Range	30.00 ft

Rechargeable	✓	<b>Certifications &amp; Standards</b>		<b>Packaging Dimensions</b>	
<b>Assembled Dimensions</b>		GSA Scheduled	✓	Height	15.250
Height	15.25	Made in the USA	✓	Length	4.250
<b>Certifications &amp; Standards</b>		TAA/BAA Compliant	✓	Size Measure	IN
AbilityOne	×	UL Listed	×	Weight	9.500
ADA Approved	×	<b>HazMat</b>		Weight Measure	LB
		Hazardous	×	Width	7.250

## 2. New Business:

### b. MEPF Engineer Update / Selection

	Henz	HVA
Phase I - Construction Documents	Included	\$ 68,525.00
Phase II - Bid/Permit/Award	\$ 96,000.00	\$ 6,000.00
Construction Admin (24 months)	\$ 84,000.00	\$ 48,840.00
	\$ 180,000.00	\$ 123,365.00
Landscape Irrigation		\$ 6,400.00
	\$ 180,000.00	\$ 129,765.00
MC Cost and overhead	\$ 19,500.00	\$ 19,500.00
	\$ 199,500.00	\$ 149,265.00

## 2. New Business:

### c. Update on Phse IIa Findings

October 13, 2020



Champlain Towers South  
8777 Collins Avenue  
Surfside, FL 33154

Attention: Ms. Jean Wodnicki, Board President  
Mr. Scott Stewart, Property Manager

**Re: Champlain Towers South Condominium – Phase IIA, Summary of Work Performed**

Dear Jean and Scott:

Morabito Consultants (MC) was please to assist in the Phase 11A Work performed at Champlain Towers South (CTS). Work was performed by CPR and was reviewed and in some cases directed by MC. The Work associated with Phase IIA of the project is now complete, and we summarize as follows:

- 1) **Pool Corbel/Wall Repairs** – CPR removed any/all 'loose', cracked, spalled, deteriorated, and delaminated concrete was removed from the designated areas within, and at the perimeter of, the pool pumped room. Cracked and spalled concrete that presented a fall hazard was removed as a part this work. Full restoration/repair work could not be performed because of the following reasons:
  - a. The areas of deteriorated concrete appeared to penetrate deep into wall/corbel construction.
  - b. Access to the inside of the pool would have been required to facilitate proper ICRI compliant repairs.
  - c. Aggressive excavation of concrete at the severely deteriorated pool corbel could affect the stability of the remaining adjacent concrete constructions.
  - d. The pool was to remain in service for the duration of this work.

MC advised management that CPR's work would be limited to removal of only loose concrete at the time this work was considered for the aforementioned reasons.



*Figure 1: Loose, cracked, spalled deteriorated concrete removed at pool corbel, Pool Pump Room.*





*Figure 2: Loose, cracked, spalled deteriorated concrete removed at pool corbel, pool perimeter.*

- 2) **Deteriorated Stair Column Base** – CPR removed the deteriorated bottom portion of the column, in question, and welded a new HSS steel section to the bottom of the existing column. The new section of column was then primed and painted.



*Figure 3: Column base repair.*

- 3) **First Floor Exploratory Demolition** – CPR, at the direction of MC, performed exploratory demolition at the locations indicated in the Phase IIA contract documents. A total of 5 areas of exploratory demolition were performed (1 more area than initially contracted), each approximately 3'x3' in size. At the various exploratory locations, the contractor demolished the paver systems (at the pool deck), stamped concrete (at the parking/drive aisle), and removed landscaping (within planters down to the existing waterproofing). This initial work yielded some curious results as it pertained to the structural slab's depth, and MC requested that additional core work be performed by CPR to confirm/clear-up said results. CPR performed 6 separate cores at the direction of MC. The results of exploratory demolition and the additional core work are summarized in the attached "CTS Test Probe Notes" file.



*Figure 4: 1<sup>st</sup> floor exploratory demolition locations.*



*Figure 5: 1st floor deck cores.*

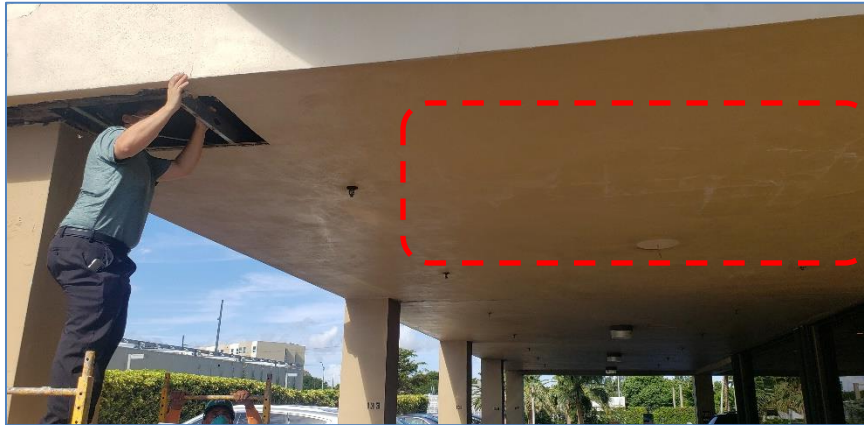
At completion of the investigative work CPR restored each exploratory (and core) location back to its original condition.



- 4) **Hung Soffit Exploratory Demolition** – CPR removed performed exploratory demolition at the locations indicated on the Phase IIA contract documents. They opened areas in the framed soffit large enough to access the space to review and document the existing framing conditions. MC documented the existing framing conditions, within the view of access holes created, and additionally observed/documentated the overall condition of the soffit. Our observations and recommendations on soffit remediation work is summarized in the attached “CTS Soffit Damage-Deterioration” file.



*Figure 6: Hung soffit exploratory work and MC documentation of conditions.*



*Figure 7: Hung Soffit crazed/cracked lath reinforced stucco. Shows evidence continued water infiltration through cracks.*

At completion of the investigative work CPR installed a temporary patch repair at each access hole created. Two of the access holes occurred in an area that MC is directing soffit remediation work consisting of removal and reconstruction of soffit itself due to the conditions observed. The remaining access hole will require a permanent access panel door be installed.

- 5) **Balcony Soffit Remedial Demolition** – MC provided a preliminary schedule of observed deficiencies of the balcony soffit concrete and stucco conditions. This information was provided in a table on page S2A-1.3 of the Phase IIA contract documents. CPR removed all 'loose' cracked, spalled, deteriorated, and delaminated concrete and all deteriorated, debonded, or failing stucco. The Association facilitated the contractor's access to the initial units noted. A total of 45 units are listed on the aforementioned table for slab soffit demolition work as described.



*Figure 8: Balcony soffit concrete and stucco removal by CPR.*

In addition to the areas defined on our preliminary schedule CPR performed the same work defined above at the remaining 69 units. The Association facilitated the necessary access to this work.

If you have any questions concerning the information provided, please do not hesitate in contacting MC for further review/discussion.

Very truly yours,

MORABITO CONSULTANTS, INC.

A blue ink signature of Frank Morabito, consisting of a stylized 'F' and 'M'.

Frank Morabito, PE, SI

A blue ink signature of Jonathan Bain, written in a cursive style.

Jonathan Bain, EI

A blue ink signature of Henry Rand, written in a cursive style.

Henry Rand, PE



- 2 3/8" thk. stampcrete topping slab w/ wire mesh reinforcing.
- no waterproofing.
- 10 1/2" thk. struct. slab

NOTE 6 &  
'SED'

APPROX. SECTION LINE



- notes - 'C':
  - < 1/8" thk. waterproofing.
  - no topping slab.
  - 10 1/2" thk. struct. slab (as measured).



notes - 'F':

- 5 7/8" thk. conc. topping.
- 9 1/2" thk. struct. slab (as determined from measured topping slab elevation height differences, and previous probe slab thickness measurements, TEST PROBE 'E').

- notes - 'E':
- < 1/8" thk. waterproofing.
- 5"+4" thk. conc. topping, bonded together.
- 9 1/2" thk. struct. slab (as determined from previous probe thickness measurements).

—APPROX. SECTION LINE

EL.13'-4"±

- 1 1/4" thk. sand and paver.
- <1/8" thk. waterproofing.
- 1 3/8" thk. tile and mortar layer  
(or sloped mortar topping  
documented/reviewed during earlier probe work)
- 2 1/8" topping slab.
- 9.5" thk. struct. slab.

—SECTION LINE

APPROX. RELOCATION




—APPROX. SECTION LINE

- notes - 'B':
- 3 5/8" thk. stampcrete topping slab w/ wire mesh reinforcing.
- no waterproofing.
- 10 1/4" thk. struct. slab.

**TEST PROBE 'B'**

NOTE 5 & 8  
'PED'

## TEST PROBE 'A'

STRUCTURAL REPAIR LEGEND		
BOL	ITEM	REPAIR SCOPE
	CSR	CONCRETE SLAB SOFFIT REPAIR
	CCR	CONCRETE CORBEL REPAIR
	CWR	CONCRETE WALL REPAIR
	SCR	STAIR COLUMN REPAIR

- CCR -

CSR -



SCALE: 3/32" = 1'-0"

1. EXISTING BUILDING FRAMING AND CONDITIONS INDICATED ON PLAN ARE BASED ON EXISTING DRAWINGS PREPARED BY WILLIAM M. FRIEDMAN & ASSOCIATES ARCHITECTS, INC AND BREITERMAN JUARDO & ASSOCIATES (CONSULTING ENGINEERS), DATED 08-22-1979 AND A LIMITED FIELD INVESTIGATION CONDUCTED BY MORABITO CONSULTANTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND CONTACT MORABITO CONSULTANTS PRIOR TO CONSTRUCTION IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLAN.
2. EXISTING FIRST FLOOR (LOBBY LEVEL) FRAMING IS A 9 1/2" THICK CAST-IN-PLACE CONCRETE TWO-WAY FLAT PLATE FLOOR SLAB REINFORCED WITH A BOTTOM MAT OF #4 AT 12"o/c AND TOP BARS AS INDICATED ON 'S5' OF THE EXISTING DRAWINGS. THE STRUCTURAL FLOOR SLAB IS STEPPED AS SHOWN ON PLAN WITH 12" WIDE DROP BEAMS AT TRANSITIONS.
3. EXISTING ELEVATION TOP OF STRUCTURAL SLAB VARIES. ELEVATIONS SHOWN ON PLAN ARE PER EXISTING DRAWINGS AND SHALL BE VERIFIED BY THE CONTRACTOR.
4. EXISTING CONDITIONS ARE SHOWN HALF-TONE.

5. THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY DEMOLITION OF THE PAVEMENT SYSTEM AT THE POOL DECK TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL BE DEMOLISHED IN THE LOCATION NOTED ON PLAN. THE PAVEMENT SYSTEM SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING, IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'PED')
6. THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY DEMOLITION OF THE STAMPED CONCRETE TOPPING AT THE PARKING AREA AND DRIVE AISLE TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL BE DEMOLISHED IN THE LOCATION NOTED ON PLAN. THE STAMPED CONCRETE TOPPING SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING, IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'SED')

7. THE CONTRACTOR SHALL COMPLETE CAREFUL EXPLORATORY EXCAVATION AND DEMOLITION OF THE PLANTER SYSTEM WITHIN THE LANDSCAPING BEDS TO DOCUMENT THE COMPOSITION OF THE SYSTEM. AN APPROXIMATE 3'-0"x3'-0" AREA SHALL EXCAVATED IN THE LOCATION NOTED ON PLAN AND THE SUB PLANTER WATERPROOFING, DRAINAGE BOARD, ETC.. SHALL BE DOCUMENTED. THE SUB PLANTER SYSTEMS SHALL BE DEMOLISHED DOWN TO THE TOP OF THE EXISTING WATERPROOFING. IF WATERPROOFING IS PLACED DIRECTLY ON TOP OF STRUCTURAL SLAB. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO AVOID DAMAGING THE EXISTING WATERPROOFING AND FLOOR SLAB. (BID ITEM 'LED')
8. MORABITO CONSULTANTS SHALL BE NOTIFIED TO INSPECT AND DOCUMENT ALL TEST PITS UPON CONTRACTORS COMPLETED DEMOLITION. ONCE THE INSPECTION AND DOCUMENTATION IS COMPLETED, THE CONTRACTOR SHALL RESTORE ALL DEMOLISHED AREAS BACK TO THEIR ORIGINAL CONDITIONS. REPLACE ANY DAMAGED WATERPROOFING PER WATERPROOFING MANUFACTURERS REQUIREMENTS, RE-INSTALL THE PAVER SYSTEM AT THE POOL DECK, REPLACE/REPAIR THE STAMPED CONCRETE AT THE PARKING AREA, AND RESTORE THE PLANTER TO THE ORIGINAL CONDITION.

# CHAMPLAIN TOWERS SOUTH

8777 COLLINS AVENUE  
SURFSIDE, FLORIDA 33154

# CHAMPLAIN TOWERS SOUTH - PHASE IIA



Structural Engineers | Parking Consultants  
206 Via Condado Way  
Palm Beach Gardens, FL 33418-1701  
561.316.7660 | [www.morabitoconsultants.com](http://www.morabitoconsultants.com)  
© Copyright Morabito Consultants, Inc.

Seal:

[illegible]

Designed: EWC	Drawn: EWC
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Project No.:	18217
--------------	-------

Date: JULY 13, 2020

Scale:	AS NOTED
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Sheet Title:

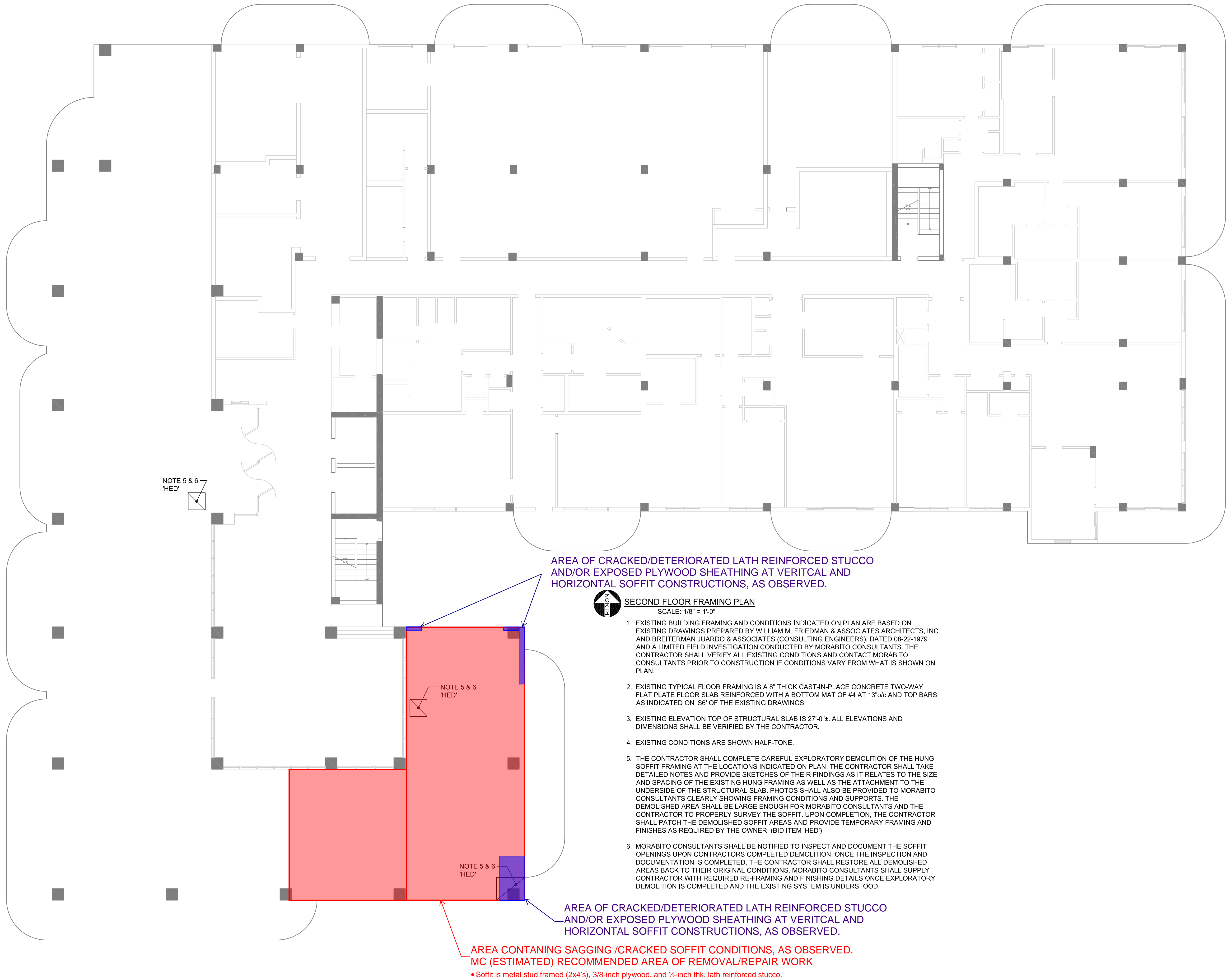
FIRST FLOOR  
(LOBBY LEVEL)  
FRAMING PLAN

Sheet No.:

## S2A-1.1



MC SOFFIT INVESTIGATION SUMMARY AND RECOMENDED REPAIR WORK



CHAMPLAIN TOWERS  
SOUTH  
8777 COLLINS AVENUE  
SURFSIDE, FLORIDA 33154

CHAMPLAIN TOWERS  
SOUTH - PHASE IIA



Structural Engineers | Parking Consultants  
206 Via Conrado Way  
Palm Beach Gardens, FL 33418-1701  
561.316.7660 | www.morabitoconsultants.com  
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Seal:

No.	Date	Revisions

Designed: EWC Drawn: EWC

Project No.: 18217

Date: JULY 13, 2020

Scale: AS NOTED

Sheet Title:  
SECOND FLOOR  
FRAMING PLAN

Sheet No.:  
S2A-1.2



2. New Business:

- d. Vote on Change Orders



October 12, 2020

Champlain Towers South  
8777 Collins Avenue  
Surfside, FL 33154

Attention: Mr. Scott Stewart, LCAM  
Association Manager

**Re: Champlain Towers South Condominium  
Change Order CO4 – East Lawn (Coastal Landscaping) Schematic Design Services  
MC Job# 18217**

Dear Scott:

Morabito Consultants, Inc. (MC) is pleased to submit this change order proposal for professional consulting structural engineering, landscaping, and electrical/plumbing engineering services to beautify/remediate the east lawn (coastal landscaping) area. Based on the latest survey from J. Bonfill, the westward/inward walking path is on CTS property. This proposal assumes that this path will remain with a right of way or easement to Town of Surfside.

The scope of the east lawn remediation shall be as follows:

- Keep all existing vegetation: trees, palms and shrubs which includes keeping landscaping buffer hedges on N, E, S where possible.
- New landscaping and lighting concept design to include egress turtle friendly lighting.
- Minimal grading changes
- Shrub remediation for possible structural work on east wall at retention tanks.
- Remove some sod areas and add pavers, widen pathway to beach area, seating area for proposed BBQ areas.
- Add 5 wood slate structure canvas topped cabanas.
- Replace 2 existing grills with 2 new grills/barbeque stations with sun shaded seating areas.
- Add gate and fence extensions into existing shrubs on east side at current opening.
- Add vinyl or epoxy coated panel fence to south side capable of holding plat vines.
- Upgrade gates at east end of pool deck including one by retention tanks.
- Add playground (age range 5-12) with sunshade.
- Provide ADA ramp from pool deck to garden area.

The professional services for the east lawn remediation shall utilize the following consultants:

- Rhett Roy Landscape Architecture-Planning, PA (RRL) – Landscape Architects
- H. Vidal & Associates (HVA) – Mechanical, Electrical, Plumbing & Fire Protection Engineers.
- East of Collins Expediting, Inc. (EOCE) - Permit Expediting

**PART I: Schematic Design:**

Structural Engineers | Remediation & Parking Consultants  
206 Via Condado Way | Palm Beach Gardens, FL 33418-1701  
561-316-7660 | [www.morabitoconsultants.com](http://www.morabitoconsultants.com)

October 12, 2020  
Champlain Towers South

**Re: Champlain Towers South Condominium**

**Change Order CO4 – East Lawn (Coastal Landscaping) Schematic Design Services**

**MC Job# 18217**

Page 2

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This schematic design phase shall include the landscaping design of east lawn area which will be of similar quality/detail to the schematic design package prepared by RRL for the entrance/pool deck base building drawings. This package will include a hardscape, furniture, landscaping and lighting illustrations and color exhibit. Along with this drawing package, MC & RRL will prepare an estimate of the probable construction cost to construct the east lawn/coastal landscaping beautification. MC lump sum fee for these professional services shall be as follows:

o RRL	\$5,500
o MC	\$4,000
<b>Total Part I Lump Sum Fee</b>	<b>\$9,500</b>

**PART II: Contract Documents, Bid/Permit/Award & Construction Administration**

Once the Association reviews/approves the Part I Schematic Design drawing package and construction budget, It will be necessary for the Association to authorize MC, RRL, HVA, & EOCE to proceed to Part II of the East Lawn Beautification Project which will include the preparation of contract drawings for bid, permit and construction award. MC lump sum fee for these professional services shall be negotiated once the Association finalizes the scope and budget for this project.

It is also agreed that all Change Order CO4 – East Lawn (Coastal Landscaping) Design Services shall be as stipulated and accepted in our base Consulting Agreement dated 06/10/2020 and are herein incorporated into this Change Order by reference.

Thank you for the opportunity of submitting this proposal; and we trust it meets with your approval. If you have any questions concerning its content, please do not hesitate in contacting our office. We look forward to working with you on this project.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI  
President

Enclosure

*fpm/18217/Documents/MC/Proposal/MC\_CTS-CO4EastLawn-SDFee\_20201012.pdf*

Proposal as stated is accepted. Authorization to proceed is granted.

NAME: \_\_\_\_\_  
(Printed or Typed)

October 12, 2020

Champlain Towers South

**Re: Champlain Towers South Condominium**

***Change Order CO4 – East Lawn (Coastal Landscaping) Schematic Design Services***

***MC Job# 18217***

Page 3

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SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_



October 12, 2020

Champlain Towers South  
8777 Collins Avenue  
Surfside, FL 33154

Attention: Mr. Scott Stewart, LCAM  
Association Manager

**Re: Champlain Towers South Condominium  
Change Order CO5 – Rec Room Renovation - Presentation Design Services  
MC Job# 18217**

Dear Scott:

Morabito Consultants, Inc. (MC) is pleased to submit this change order proposal for professional consulting structural engineering and architecture design services to renovate the existing recreation room on the first floor of Champlain Towers South.

The scope of this renovation project shall include the renovation of the existing recreation room to include the manager's office & a conference room. The scope includes the following:

- Modify the recreation room configuration to include the manager's office and adjacent conference room on the east end of the existing room as shown in the sketch prepared by CTS dated 10/05/2020.
- Upgrade all floor, wall and ceiling finishes and lighting.
- Upgrade kitchen layout and equipment.
- Add a service bar area within the recreation room adjacent to the kitchen entrance.

The professional services for the Recreation Room renovation shall utilize the following consultants:

- Scott D. Dyer, Architect, PA (SDA) – Architects
- H. Vidal & Associates (HVA) – Mechanical, Electrical, Plumbing & Fire Protection Engineers.

**PART I: Presentation/Schematic Design:**

This presentation/schematic design phase shall include the architectural design of renovated recreation room as defined above. This package will include a new floor plan and a color exhibit. Along with this drawing package, MC & RRL will prepare an estimate of the probable construction cost to construct both design options.

MC lump sum fee for these professional services shall be as follows:

○ SDA	\$8,800
○ MC	\$1,000
<b>Total Part I Lump Sum Fee</b>	<b>\$9,800</b>

October 12, 2020  
Champlain Towers South

**Re: Champlain Towers South Condominium**

**Change Order CO5 – Rec Room Renovation - Presentation Design Services**

**MC Job# 18217**

Page 2

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**PART II: Contract Documents, Bid/Permit/Award & Construction Administration**

Once the Association reviews/approves the Part I Schematic Design drawing package and construction budget, It will be necessary for the Association to authorize MC, SDA & HVA to proceed to Part II of the Common Areas Interior Renovations. If Option 2 is selected by CTS, this phase will most likely include the renovation/expansion of the existing exercise room to include the former manager's office. MC lump sum fee for these professional services shall be negotiated with the Association once the scope of this project is defined.

It is also agreed that all Change Order CO5 – Rec Room Renovation - Presentation Design Services shall be as stipulated and accepted in our base Consulting Agreement dated 06/10/2020 and are herein incorporated into this Change Order by reference.

Thank you for the opportunity of submitting this proposal; and we trust it meets with your approval. If you have any questions concerning its content, please do not hesitate in contacting our office. We look forward to working with you on this project.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI  
President

Enclosure

*fpm/18217/Documents/MC/Proposal/MC\_CTS-CO5RecRoomPresentation\_20201012.pdf*

Proposal as stated is accepted. Authorization to proceed is granted.

NAME: \_\_\_\_\_  
(Printed or Typed)

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_



October 14, 2020

Champlain Towers South  
8777 Collins Avenue  
Surfside, FL 33154

Attention: Mr. Scott Stewart, LCAM  
Association Manager

**Re: Champlain Towers South Condominium  
Change Order CO6 – MEPFP Remediation Design Services  
MC Job# 18217**

Dear Scott:

Morabito Consultants, Inc. (MC) is pleased to submit this change order proposal for professional consulting landscaping irrigation and mechanical/electrical/plumbing /fire protection engineering services (MEPFP) for the Champlain Towers South (CTS) remediation project. The scope of the landscaping irrigation and MEPFP remediation include the following:

- Preparation of landscaping irrigation plans for bid & permit (by RRL).
- Pool deck lighting (Turtle ready)- Electrical Engineering
- Parking lighting illumination/photometrics power design- Electrical Engineering
- Garage ventilation- Mechanical and Electrical Engineering
- Roof drainage- Plumbing Engineering
- Roof HVAC stands/electrical disconnect switch- Electrical Engineering
- Generator replacement- Electrical Engineering (evaluation and report)
- Fire pump replacement- Fire Protection (evaluate and report)
- Electric vehicle charging station- Electrical Engineering
- VFR HVAC design for maintenance office, basement lobby, basement tenant storage and trash room- Mechanical, Electrical and Plumbing Engineering
- Porte Cochere lighting- Electrical Engineering
- Exterior stairwell lighting- Electrical Engineering
- New planter drainage- Plumbing Engineering
- Balcony new lighting- Electrical Engineering

October 14, 2020

Champlain Towers South

**Re: Champlain Towers South Condominium**

**Change Order CO6 – MEPFP Remediation Design Services**

**MC Job# 18217**

Page 2

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The professional services for the east lawn remediation shall utilize the following consultants:

- Rhett Roy Landscape Architecture-Planning, PA (RRL) – Landscape Irrigation
- H. Vidal & Associates (HVA) – Mechanical, Electrical, Plumbing & Fire Protection Engineers.

The scope of MEPFP includes the following:

- Fire Alarm System Engineering- pool deck and garage
- Admin/background set ups and updates
- Construction Documents- S&S Permit Set Digital and PDF
- Responses to City Comments on Permit CD
- Meetings- 4 meetings with condo association
- Approximate cost estimate (general as documents not provided)
- Balcony lights (all units)- Electrical Engineering
- Garage- lighting plan, photometrics Electrical Engineering
- Garage- electric cars charger meter section Electrical Engineering
- Roof drainage- Plumbing Engineering and Calcs
- Roof a/c stand- Mechanical Engineering
- Generator replacement Report- to include Plumbing Gas analysis
- Fire Protection report
- Garage ventilation/ Electrical and Mechanical Engineering
- Internal printing
- VRF HVAC: maintenance, storage, trash areas- MEP Engineering
- Pool deck lighting- Electrical Engineering
- Porte Coche Lighting- Electrical Engineering
- Exterior star lighting- Electrical Engineering
- New planter drainage- Plumbing Engineering
- Pool deck drainage- Plumbing Engineering
- HVA will submit permit sets of signed and sealed documents following municipality's guidelines. Permit set will be submitted digitally, PDF's to be sent via email for owner's distribution

MC lump sum fee for the above outlined scope of services shall be as follows:

	MC	RRL	HVA	Total
Contract Documents	\$ 6,000	\$4,700	\$68,525	\$79,225
Bid/Permit/Award	\$ 1,500	\$ 500	\$ 6,000	\$ 8,000
Construction Admin	\$12,000 (HE)	\$1,200 (LS)	\$48,840 (HE)	\$62,040 (HE)
<b>Total Part II Fee</b>	<b>\$19,500</b>	<b>\$6,400</b>	<b>\$123,365</b>	<b>\$149,265 (HE)</b>

As defined in MC base contract agreement with CTS for this project, MC & HVA Construction Phase + Threshold Inspection (Special Inspections – SI) Services for this project will be performed on an hourly basis for actual time spent. As such, MC & HVA Construction Admin fee noted above is an hourly estimate (noted HE) and RRL Construction Admin fee noted above is lump sum (noted LS). HVA Construction Phase Services are estimated at \$2,035/mo for 24 months.



October 14, 2020

Champlain Towers South

**Re: Champlain Towers South Condominium**

**Change Order CO6 – MEPFP Remediation Design Services**

**MC Job# 18217**

Page 3

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It is also agreed that all Change Order CO6 – MEPFP Remediation Design Services shall be as stipulated and accepted in our base Consulting Agreement dated 06/10/2020 and are herein incorporated into this Change Order by reference.

Thank you for the opportunity of submitting this proposal; and we trust it meets with your approval. If you have any questions concerning its content, please do not hesitate in contacting our office. We look forward to working with you on this project.

Very truly yours,

MORABITO CONSULTANTS, INC.



Frank Morabito, PE SI  
President

Enclosure

*fpm/18217/Documents/MC/Proposal/MC\_CTS-CO6MEP-RemediationServices\_20201013.pdf*

Proposal as stated is accepted. Authorization to proceed is granted.

NAME: \_\_\_\_\_  
(Printed or Typed)

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

## 2.New Business

### e. Overview on CTS Renovation Plan

The background of the slide is a light blue gradient with a blue-to-white gradient at the bottom. It is decorated with numerous realistic water droplets of various sizes, some with highlights and shadows, scattered across the top and bottom edges.

# CTS RENOVATION: WHAT IS THE PLAN? A GENERAL OVERVIEW

OCTOBER 14, 2020

# THE BIG PICTURE

## 40 YEAR ITEMS- REQUIRED BY LAW

LIFE, HEALTH AND SAFETY ITEMS  
AND ASSOCIATED WORK

## OTHER NECESSARY REPAIRS

## INTERIOR RENOVATIONS

## OPTIONAL UPGRADES

ITEMS WHICH MAY INCREASE  
OUR QUALITY OF LIFE AND/OR  
PROPERTY VALUE

# WHY IS ALL OF THIS SO COMPLICATED AND EXPENSIVE?

- ❖ THE NATURE OF THE 40-YEAR REQUIRED WORK AT CTS MEANS THAT WE MUST TEAR UP MOST OF THE PROPERTY TO FIX THE PROBLEMS. THAT IS WHY WE CAN'T JUST COMPARE PRICES WITH OTHER BUILDINGS.
  - OUR GARAGE COVERS MOST OF THE PROPERTY, NOT JUST THE FOOTPRINT OF THE BUILDING. THIS MEANS MORE EXTENSIVE REPAIR WORK THAN SOME OTHER BUILDINGS.
  - THERE IS NO WATERPROOFING LAYER OVER THE GARAGE IN THE DRIVEWAY OR ANY AREA EXCEPT THE POOL DECK AND PLANTERS. THIS HAS EXPOSED THE GARAGE TO WATER INTRUSION FOR 40 YEARS.
  - WHERE THERE IS WATERPROOFING, IT HAS FAILED. WATER HAS GOTTEN UNDERNEATH AND CAUSED ADDITIONAL DAMAGE TO THE CONCRETE.
- ❖ WE HAVE NOT DONE MAJOR BALCONY WORK IN 20+ YEARS.
- ❖ THE BUILDING IS 40 YEARS OLD. WE ARE ON THE OCEAN EXPOSED TO THE ELEMENTS.
- ❖ SOME MAJOR SYSTEMS HAVE NEVER BEEN TOUCHED AND ARE SIMPLY AT/NEAR THE END OF THEIR USEFUL LIVES.
- ❖ BUILDING CODE HAS BECOME STRICTER OVER TIME.



**40 YEAR ITEMS-REQUIRED**

**LIFE, HEALTH AND SAFETY ITEMS**



# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

## 1. STRUCTURAL:

- ❖ CONCRETE RESTORATION GARAGE/BALCONIES/RAILINGS/BALCONY WATERPROOFING/EXTERIOR PAINTING
- ❖ WATERPROOFING IN GARAGE AND ON GROUND LEVEL-DRIVEWAY, POOL DECK, NORTH SIDE PARKING AREA
- ❖ POOL REPAIRS
- ❖ ROOF REPAIRS
- ❖ SOUTH WALL REPAIRS
- ❖ FIRE EXIT DOORS ON RESIDENCE FLOORS
- ❖ SOFFIT OVER DRIVEWAY AND FIRE WALL IN LOBBY SEATING AREA (THIS IS IN THE CEILING, WON'T BE VISIBLE)

# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

2. FIRE PUMP-CURRENT ONE DOESN'T MEET CODE FOR WATER PRESSURE GETTING TO THE ROOF
3. GENERATOR-LARGER GENERATOR REQUIRED TO SUPPORT NEW FIRE PUMP
4. FUEL TANK- RUSTED AND TAKING ON WATER FROM THE TOP.
5. ELECTRICAL-VENT AND AC RISERS, BATHROOM FANS ON ROOF, ELECTRICAL PANEL REPAIRS, BRING INTERIOR AND EXTERIOR LIGHTING UP TO CODE, GARAGE EXHAUST FANS, STORAGE ROOM VENTILATION, EXIT SIGNS, ETC



# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

6. PLUMBING-FINISH PIPES IN GARAGE, 2 WATER PUMPS. SEWER DRAINAGE PIT IN FRONT OF BUILDING
7. EAST STAIRWELL REPAIRS - DONE
8. GROUND FLOOR WINDOWS AND DOORS

# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

## 9. BALCONY WATERPROOFING

- ONCE WE REMOVE THE BALCONY TILE, BOTH THE CODE AND CTS REGULATIONS SAY WE CAN'T PUT OUR OWN TILE ON THE BALCONIES ANYMORE.
- WE CAN ONLY HAVE WATERPROOFING ON THE BALCONIES.
- WE WILL HAVE TO VOTE ON THE COLOR OF THE WATERPROOFING MATERIAL ALONG WITH THE EXTERIOR PAINT COLORS.

# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

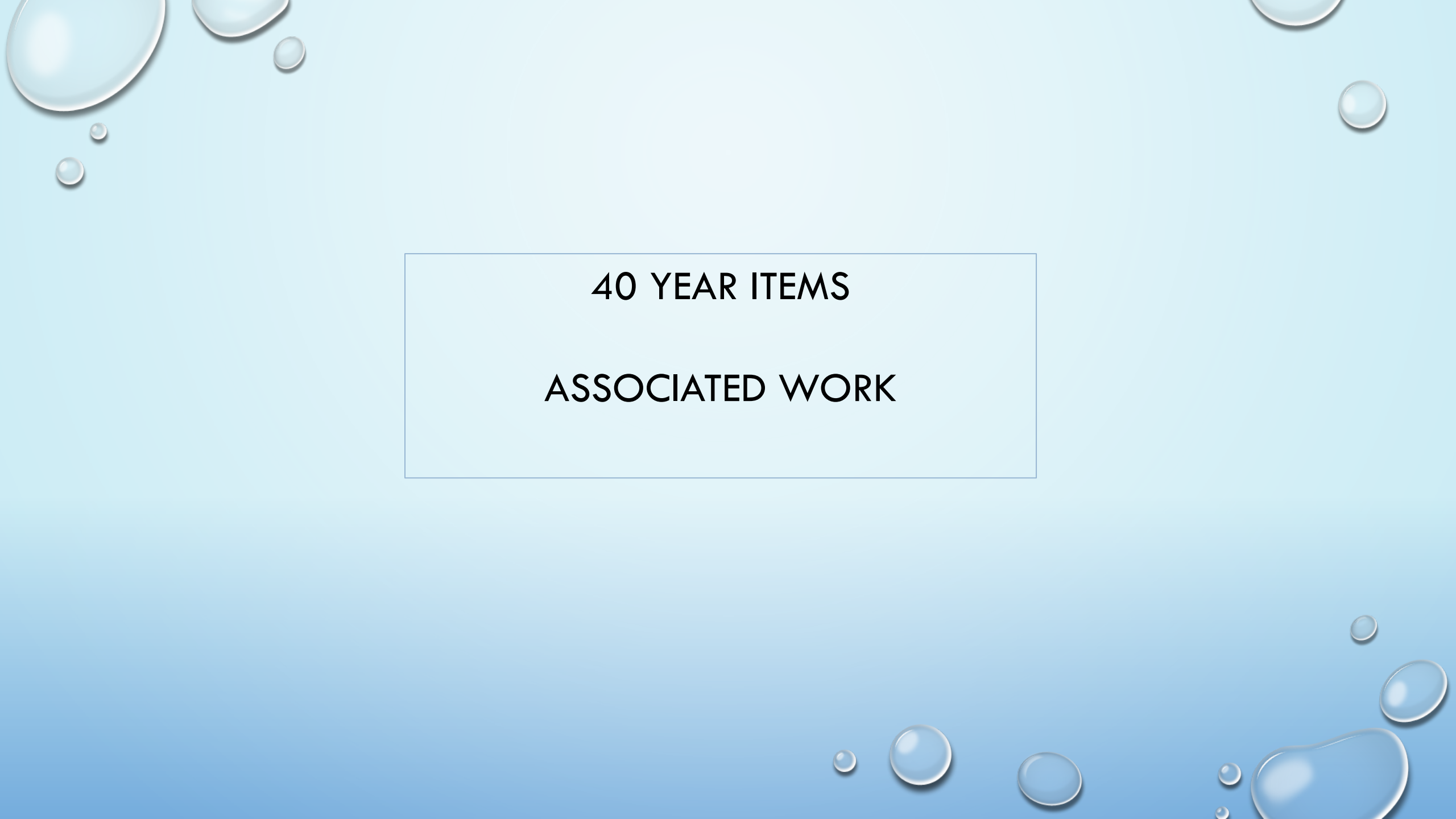
## 10. BALCONY RAILINGS

- REPAIR/REPAINTING IS NOT RECOMMENDED. AFTER EXPLORATION, IT WILL BE CHEAPEST BUT WILL NOT HAVE WARRANTY AND WILL NOT LAST LONGER THAN 2-3 YEARS BEFORE DETERIORATING. THIS IS NOT A GOOD USE OF OUR MONEY.
- THE SCAFFOLDING WILL ALREADY BE IN PLACE. IF WE WAIT AND REPLACE THEM LATER, WE WILL HAVE TO PAY FOR SCAFFOLDING AGAIN.
- VOTE WILL BE ON SEVERAL DIFFERENT BALCONY RAILING REPLACEMENT OPTIONS.

# 40 YEAR ITEMS-LIFE/HEALTH/SAFETY

ALL THESE ARE AUTHORIZED BY BOARD, EXCEPT EXTERIOR COLORS REQUIRE A MEMBER VOTE

11. PHASE 2A INSPECTED EVERY BALCONY. THEY FOUND 131 AREAS WHICH MAY INDICATE DETERIORATED REBAR UNDER THE BALCONIES EXTENDING INTO THE UNITS. THEY MAY HAVE TO EXPAND REBAR/CONCRETE REPAIR WORK INTO SOME OF THE UNITS. FINAL DECISIONS MUST BE CASE BY CASE AFTER THE CONCRETE WORK HAS STARTED. IT WILL PROBABLY BE FEWER THAN 131.

The background of the slide is a light blue gradient. In the corners, there are several realistic-looking water droplets of various sizes, some with highlights and shadows, giving them a 3D effect.

# 40 YEAR ITEMS ASSOCIATED WORK

# OTHER REPAIRS ASSOCIATED WITH 40 YEAR ITEMS

SOME ITEMS WILL REQUIRE MEMBER VOTE ON THE APPEARANCE

❖ ONCE WE PULL UP THE DRIVEWAY AND WATERPROOF IT,  
WE MUST REPLACE THE STAMPED CONCRETE IN THE DRIVEWAY.

SURFSIDE WILL REQUIRE IMPROVED LANDSCAPING FACING COLLINS AVE. AND TWO HANDICAP RAMPS- 1  
FROM DRIVEWAY DOWN TO PUBLIC SIDEWALK AND 1 ATTACHED TO FRONT STEPS.

❖ LARGE SECTIONS OF ROOF MUST BE REPAIRED, ABOUT HALF THE ROOF ALTOGETHER.

ONCE WE TOUCH THE ROOF,

WE MUST ALSO RAISE THE AC COMPRESSOR STANDS TO MEET CODE.

SPRINT ALSO MUST RAISE THEIR PLATFORM TO MEET THE SAME CODE (AT THEIR EXPENSE).

# OTHER REPAIRS ASSOCIATED WITH 40 YEAR ITEMS

SOME ITEMS WILL REQUIRE MEMBER VOTE ON THE APPEARANCE

❖ ONCE WE PULL UP THE POOL DECK PAVERS TO WATERPROOF,  
WE WILL HAVE TO REPLACE THE POOL DECK AND THE SHADE TENT.

- ALL PAVERS WILL NEED TO BE REMOVED. MOST OF THE EXISTING PAVERS ARE BRITTLE WITH AGE AND STAINED.  
THEY WILL NEED TO BE REPLACED.
- THE CURRENT SHADE TENT WILL NEED TO BE REMOVED. IT IS RUSTED OUT IN SEVERAL AREAS AND CAN'T BE REPLACED.
  - THE EXISTING PLANTERS MUST BE GUTTED, REPLUMBED AND RE-WATERPROOFED.
  - A LOT OF THE TREES WON'T BE ABLE TO BE SAVED DUE TO AGE/ROOTBOUND/POOR CONDITION.

# OTHER REPAIRS ASSOCIATED WITH 40 YEAR ITEMS

SOME ITEMS WILL REQUIRE MEMBER VOTE ON THE APPEARANCE

❖ ONCE WE CONDUCT POOL REPAIRS,  
WE WILL HAVE TO RESURFACE THE POOL AND SPA.

❖ THE FRONT STEPS MAY BE AFFECTED BY THE CONCRETE RESTORATION ON THE DRIVEWAY AND GARAGE LEVELS.  
WE MAY NEED TO REPLACE THE MARBLE OR THE ENTIRE FRONT STEPS AND RAILINGS.

❖ ONCE THE NORTH SIDE PARKING (CONTRACTOR PARKING) AND LANDSCAPING IS PULLED UP TO WATERPROOF,  
WE MUST REPLACE THE NORTH SIDE CONCRETE AND LANDSCAPING.



# OTHER REPAIRS ASSOCIATED WITH 40 YEAR ITEMS

SOME ITEMS WILL REQUIRE MEMBER VOTE ON THE APPEARANCE

- ❖ ONCE WE REPLACE THE GROUND FLOOR WINDOWS AND DOORS AND ADD THE FIRE WALL,  
WE WILL HAVE TO PAINT THROUGHOUT THE GROUND FLOOR AND  
REDO THE CEILING OVER THE LOBBY SEATING AREA.
- ❖ PUTTING IN THE NEW GENERATOR AND FIRE PUMP REQUIRES REPLACING THE OPEN LOUVERS WITH A BETTER  
VENTING SYSTEM (CODE),  
PLUS SOME ELECTRICAL, PLUMBING AND AC WORK IN THAT ROOM.  
THE SLABS UNDER THE GENERATOR ROOM AND UNDER THE FUEL TANK MAY NEED TO BE REINFORCED.

The background is a light blue gradient. In the top-left and bottom-right corners, there are several realistic water droplets of various sizes, some overlapping. A thin, light blue rectangular border is centered on the page, enclosing the text.

## OTHER NECESSARY REPAIRS

# OTHER NECESSARY REPAIRS

THESE ARE AUTHORIZED BY THE BOARD

- ❖ STORAGE UNITS IN GARAGE. MANY ARE ROTTED OR SOAKED WITH SEWAGE FROM REPEATED LEAKS.
- ❖ DOORS IN GARAGE TO STORAGE UNIT ROOM AND POOL ROOM. RUSTED AND BROKEN. THEY NEED TO BE REPLACED.
- ❖ GATE FROM PARKING AREA TO POOL AREA OFTEN DOESN'T WORK. NEEDS NEW ACCESS CONTROL.
- ❖ GATE FROM POOL AREA TO BBQ AREA SAME.
- ❖ THE METAL RAILINGS ON THE WALL THAT GOES AROUND THE POOL DECK ARE THE SAME MATERIAL AS THE BALCONY RAILS AND MUST BE HANDLED THE SAME WAY.
- ❖ NEW SECURITY CAMERAS, RELOCATE EQUIPMENT TO PACKAGE ROOM IN A SECURE ENCLOSURE.

# INTERIOR RENOVATIONS

# INTERIOR RENOVATIONS

MEMBER VOTES REQUIRED FOR ALMOST EVERYTHING

## ❖ LOBBY:

- LIGHTING
- PAINT
- SHEER CURTAINS
- FURNITURE
- REDO THE BORDER RAIL/PLANTINGS AROUND THE WINDOWS
- FRESH AIR ADDED TO A/C SYSTEM (CURRENTLY RECIRCULATED AIR ONLY)

# INTERIOR RENOVATIONS

MEMBER VOTES REQUIRED FOR ALMOST EVERYTHING

## ❖ PARTY ROOM:

- FLOORING
- LIGHTING
- AC
- FRESH AIR ADDED TO A/C (CURRENTLY RECIRCULATED AIR ONLY)
- SOME ELECTRICAL WORK
- KITCHEN CABINETS AND APPLIANCES
- FURNITURE
- TV AND SOUND SYSTEM
- SOUNDPROOFING – ACOUSTICAL PANELS
- BAR NEAR THE KITCHEN FOR SITTING AND SERVING
- NEW TABLES AND CHAIRS
- REDO THE TALL CABINETS
- WALL ART

# INTERIOR RENOVATIONS

MEMBER VOTES REQUIRED FOR ALMOST EVERYTHING

## ❖ 1<sup>ST</sup> FLOOR HALLWAY, MANAGER'S HALLWAY, MANAGER'S OFFICE, GYM:

- PAINT
- AC RETURNS
- CARPET IN OFFICE AND GYM
- WALL ART
- SOME ELECTRICAL
- FRESH AIR ADDED TO A/C SYSTEM (CURRENTLY RECIRCULATED AIR ONLY)

## ❖ REMODEL ELEVATOR CABS:

- LED LIGHTING
- FLOORING
- WALLS/CEILINGS

# INTERIOR RENOVATIONS

MEMBER VOTES REQUIRED FOR ALMOST EVERYTHING

## ❖ RESIDENCE FLOORS:

- CARPET
- PAINT
- LIGHTING
- CROWN MOLDING
- BASEBOARDS
- UNIT DOORS (PAINT VS. REPLACE) AND NEW HARDWARE
- CASEMENTS AROUND DOORS AND ELEVATORS
- NEW MIRRORS/TABLES





## OPTIONAL UPGRADES

ITEMS WHICH MAY INCREASE OUR QUALITY OF LIFE  
AND/OR PROPERTY VALUE



# OPTIONAL UPGRADES

THESE REQUIRE MEMBER VOTE

## **1. IMPROVE DRIVEWAY AND UPPER LEVEL PARKING.**

WE MUST REPLACE THE DRIVEWAY AND IMPROVE THE FRONT LANDSCAPING, BUT WE HAVE CHOICES:

VOTE WILL BE:

- REPLACE IT TO THE SAME LOOK IT IS NOW: SAME TYPE STAMPED CONCRETE, COLOR, TRAFFIC PATTERN, NUMBER OF PARKING SPACES, ETC. AND ACCESS RAMPS.

**OR**

- ADD SOME PARKING SPACES, UPDATED PAVERS/COLORS, ACCESS RAMPS, ELECTRIC CAR CHARGER STATION, AND IMPROVE THE FRONT ENTRY SIGNAGE AND LIGHTING.

# OPTIONAL UPGRADES

THESE REQUIRE MEMBER VOTE

## **2. WIDEN THE DRIVEWAY OPENING**

THE DRIVEWAY ENTRANCE IS VERY NARROW.

WE COULD MAKE THE TURN EASIER AND OUR ENTRANCE MORE VISIBLE. (VOTE)

# OPTIONAL UPGRADES

THESE REQUIRE MEMBER VOTE

## **3. IMPROVE GYM/CREATE NEW MANAGER'S OFFICE**

- PART OF THE PARTY ROOM (WHERE THE POOL TABLE IS NOW) BECOMES THE NEW MANAGER'S OFFICE.
  - THE CURRENT GYM BECOMES THE CARDIO ROOM.
  - THE CURRENT MANAGER'S OFFICE BECOMES THE WEIGHT ROOM.
    - NOW WE HAVE 2 ROOMS=1 GREAT GYM!

FOR THE NEW MANAGER'S OFFICE: DRYWALL, ELECTRICAL/AC, ADD A CONFERENCE TABLE

FOR THE IMPROVED GYM: BETTER FLOORING, SOME NEW EQUIPMENT

**THE MANAGER'S HALLWAY BECOMES THE AMENITIES HALLWAY!**

**SAUNAS, CARDIO ROOM, WEIGHT ROOM, VENDING MACHINES, AND POOL ACCESS!**

# OPTIONAL UPGRADES

THESE WOULD REQUIRE MEMBER VOTE

## **4. IMPROVE THE BBQ AND GRASSY RECREATION AREA ON THE EAST SIDE OF THE BUILDING.**

- ADD CABANAS
- REPLACE THE RUSTED OUT BBQ'S
- ADD 1-2 MORE BBQ'S WITH SHADED SEATING AREA
- SMALL PLAYGROUND EQUIPMENT FOR LITTLE ONES
  - REFRESH LANDSCAPING
  - WIDEN THE WALKWAY WITH PATH LIGHTING
- ADD RAMP FROM POOL DECK TO PATHWAY FOR EASE OF ACCESS
- SECURE THE SOUTH SIDE WITH A FENCE. WE CAN PLANT VINES THERE TO MIMIC 87 PARK'S
  - ADD A SECURE GATE AT THE BEACH PATH ENTRY POINT WITH ACCESS CONTROL

**THIS BECOMES A BEAUTIFUL PLACE TO SPEND TIME, GIVES US MORE CAPACITY AND IS A SELLING FEATURE FOR OUR BUILDING!!**

# OPTIONAL UPGRADES

THESE WOULD REQUIRE MEMBER VOTE

## 5. UPDATE THE POOL AREA.

VOTE WILL BE:

❖ RESTORE POOL AREA BACK TO THE CURRENT LAYOUT, LOOK AND COLORS BUT BROUGHT UP TO CURRENT CODE.

OR

❖ IMPROVE THE POOL DECK WITH:

- NEWER PLANK TYPE PAVERS
- SAIL TYPE SHADE AREA
- GRASSY AREAS ON THE POOL DECK
- UPDATED FURNITURE
- WATER WALL BY THE POOL TO ENHANCE THE TRANQUILITY OF THE AREA AND ADD A VISUAL FOCAL POINT
- ACOUSTICAL GREENERY ADD TO SOUTH WALL TO HELP CUT DOWN ON ECHO FROM POOL AREA

**THIS MAKES THE POOL DECK MORE MODERN AND BECOMES A BEAUTIFUL RELAXATION AREA FOR OUR RESIDENTS AND THEIR LOVED ONES!**





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QUESTIONS?