

Southpoint Information Meeting

Feb 6th, 2024 via Zoom

- **Financials**

- Priority #1 Insurance
 - Extension granted to 05/01/2024
 - Good rate, not great coverage
 - Once construction complete, shop the market
 - Contact PA regarding open claim and status updates
 - Attorney Babb has been hired to move this along, Insurance company sent out Engineers and we are waiting on their report.
 - Undetermined amount of time
- Reserve Study/SIRS (Structural Integrity Reserve Analysis)
 - Company was contact (GAB) and checklist provided to do the milestone and the SIRS. Price and details will be forthcoming
 - Sedgwick provided the following
 - SIRS (Structural Reserve Study) Only – \$9,120.00
 - Milestone Inspection Only – \$11,400.00
 - SIRS and Milestone - \$14,280.00
- Trash
 - Currently under contract with Waste Management
 - Recycling is no more
 - Saves \$9,107.76/year
 - 3 year contract
- Bank Accounts
 - Reserve Money Market rate bumped up to 3.5% (undetermined amount of time)
 - 100k out of Operating into 5 month CD at 5%
 - 500k out of Reserves into 5 month CD at 5%

- **Operations**

- Provide pictures and updates on current construction project
 - Roger will attend and speak to the Sliding Doors and Construction Project
 - Change Order requested for additional \$396,501.00 (\$5,019.00 x 79 units)
 - 4 days per door? Timeline TBD
- TJW Evaluation
 - Compare other Management companies
 - Ensure we have competitive pricing and benefits
 - Provide a performance review of TJW employees
 - Role clarity
- Common Elements
 - Clearly define and provide HOA responsibilities and common elements
- Misc
 - Any other expenses or maintenance items for awareness
 - Owner's closet clean out – post construction project
 - Beach Sand Status
 - Olivia from Volusia County confirmed she applied for the grand of easement and it has been recorded.
 - Visit www.volusia.org/sandprojects for up to date info
 - Looks like Winter 2024 will start

- **Open Forum**

- Questions/concerns from the group

Southpoint condominium managers report for 2.6.24

Canceled recycle service per board. Turned recycle bin into another garbage bin.

M-Th pick up. This will save over \$9000 annually. No more contamination fees for recycle.

Building window wash last done 9.2023 \$3200 paid out of line item for window washing. Due again but now we are doing construction.

Painting: Done

All unit doors and frames

Picnic tables and chairs

Stairwell floors north and south (will touch up handrails next)

Maintenance: Done

New panic bar north ground stair exit

New paddle and cylinder ground fl lobby floor

New pool vacuum motor and impellor

Remove lift chair

Install rye grass

Put address on seawall per city instructions

Replace non-working exit signs

Power washed walkways 12.2023

Check all roof top fans replace belts as needed have irrigation system worked on

Phil to install new seawall filter system asap

Deal with 104-106-109 units where they had to chip out concrete we had to remove flooring, bed and chase down same flooring, reinstall new flooring and put beds back together.













**OWNER
CHANGE ORDER**

AIA DOCUMENT G701

Contractor
Field
Other

PROJECT:
South Point Condo
4453 South Atlantic Ave
Ponce inlet, FL 32127

PCO NUMBER
CHANGE ORDER NUMBER: 1
Date : 25-Jan-24

CONTRACTOR:
ACE Enterprises
120 S. Samsula Drive
New Smyrna Beach, FL 32168

CONTRACT DATE:
CONTRACT FOR: RESTORATION/Waterpro
ofing/ windows

The Contract is changed as follows:

If the wall around the door is failed UEC will instruct Ace to repair the wall to match UEC specifications. Ace wil first install a plastic dust wall accross the unit to protect from the debris and dust, we will then demo the unit and begin removing interior and exterior finnishes from the wall and expose the metal studs. Ace wil them remove old studs and add a new top and bottom 16ga G90 track along with 16ga G90 studs to math UEC's specified drawings. Ace will then install the R19 insulation along with the interior and exterior finnishes of the wall. We will then prime and paint the exterior of the wall that we just compleeted. We will also paint the floors back the existing color for a nice compleeted finish Ace will plan to board up the wall on a day to day basis from the exterior as an attempt to save costs on dust walls. If a dust wall is needed then it will be billed at the price in the contracted bid form. This bid is for all of common average units. The price is \$5,019.00 x 79 units = \$396,501.00

NOT VALID UNTIL SIGNED BY THE ENGINEER, OWNER AND CONTRACTOR

The original (Contract Sum) (Guaranteed Maximum Price) was.....	\$1,200,468.00
Net Change by previously authorized Change Orders.....	\$0.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was.....	\$1,200,468.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of.....	\$396,501.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be....	\$1,596,969.00

The Contract time will (increase) (decease) (unchanged) by
The date of Substantial Completion as of the date of this Change Order therefore is

ENGINEER
United Engineering
4240 South Ridgewood Ave
Suite 4 Port Orange FL 32127

CONTRACTOR
ACE Enterprises
120 S. Samsula Drive
New Smyrna Beach, FL 32169

OWNER
South Point Condo
4453 S Atlantic Ave
Ponce inlet, FL 32127

By: _____

By: Wessly Pell

By: _____

Date: _____

Date : 1/25/2024

Date: _____

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