**SOUTHEASTER CONDOMINIUM**

**4841 SAXON DRIVE**

**NEW SMYRNA BEACH**

**NOTICE TO ASSOCIATION MEMBERS OF A MEETING OF THE BOARD OF DIRECTORS**

**NOTICE TO ALL MEMBERS: THE PURPOSE OF THIS MEETING IS FOR THE BOARD TO CONSIDER AND POSSIBLY APPROVE A SPECIAL ASSESSMENT TO FUND THE RESERVES**

**NOTICE IS HEREBY GIVEN**, in accordance with the Bylaws of the Association and Florida's Condominium Act, that a Board of Directors’ Meeting will be held on Saturday, July 13, 2024, immediately following the 9 a.m. Member Meeting at the Southeaster Condominium, 4841 Saxon Drive, New Smyrna Beach, FL 32169 in the recreation room.

***Meeting Call in Number 605-313-5096 Participant Access Code 1012100#***

**AGENDA**

1. Verify Quorum of the Board of Directors and Call to Order
2. Proof of Notice of Meeting
3. Approve Minutes of Previous Meeting
4. Board Approval of a Roof/Mansard Replacement Contract for Buildings B, C, D, E & F
5. Board Approval of a Painting Contract for Buildings A, B, C, D, E & F
6. Board Approval of a Special Assessment due from all owners of record for the purpose of funding the roof and mansard replacement on Buildings B, C, D, E and F and the repainting of Buildings A, B, C, D, E and F. Any balance remaining after these projects will be applied toward fully funding the Association’s reserves as required by the State by January 1, 2025. If approved by the Board, the Special Assessment in the amount of $20,000 per unit will be due in three installments. The first installment of $7500 would be due and payable on August 15, 2024, with a $25 late fee if received after August 31, 2024. The second installment of $6250 would be due and payable on October 15, 2024, with a late fee of $25 if received after October 31, 2024. The final installment of $6250 would be due and payable on December 15, 2024, with a late payment of $25 if received after December 31, 2024.

Total Assessment required $20,000 per unit x 77 = $1,540,000

 7) Schedule the Next Board of Directors Meeting

 8) Adjournment