**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 FOR CONCRETE REPAIRS AND DECK COATING**

**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 Thursday, January 9, 2025, at 3:00 p.m. via Zoom. Zoom meeting login instructions are as follows:

Join Zoom Meeting

<https://zoom.us/j/92751409263?pwd=5xkOlhabpGbGiXWXktcCrTY8xbZ7ii.1>

Meeting ID: 927 5140 9263

Passcode: 053999

One tap mobile

+13052241968,,92751409263#,,,,\*053999# US

+13126266799,,92751409263#,,,,\*053999# US (Chicago)

Dial by your location

• +1 305 224 1968 US

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

• +1 929 436 2866 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 309 205 3325 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

Meeting ID: 927 5140 9263

Passcode: 053999

Find your local number: <https://zoom.us/u/aeEyXnZg52>

**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 Special Assessment due from all owners of record for the purpose of covering concrete repairs and deck coating as listed below. If approved by the Board, the Special Assessment in the amount of $9000 will be due and payable in two installments the first installment of $4500 will be due on February 15, 2025. The second installment in the amount of $4500 will be due on April 15, 2025. The items covered in the assessment are as follows.

Concrete Repairs:

Current concrete reserve account in the negative: $ 57,000

F Building Column Replacement (2): $ 53,900

Milestone Inspection Concrete Repairs: $171,750

Milestone Mobilization Cost: $ 21,000

D Building Storage Room Repair: $ 46,660

Engineering Inspections for all Repairs: $ 20,000

Concrete Change Order Estimate: $ 75,000

B&C Walkway Support Beam Replacement: $ 85,000

Deck Coating:

Walkways: $ 98,250

Patio/Balconies: $ 64,810

Total Assessment required $9,000 per unit x 77 = $693,000

 5) Schedule the Next Board of Directors Meeting

 6) Adjournment