

**DIPLOMAT DISPATCH**  
*Transparency and Inclusiveness*

**Editor: Vi Smith**

**JANUARY 2024**

**KEYSTONE ENGINEERING'S PRESENTATION OF MILSTONE REPORT:** I regret being called away suddenly due to a family emergency in Seattle and was only able to attend the January 24 board meeting via zoom, but unfortunately not able to be included in the discussions or voting process to table this issue.

Although Keystone Engineer's Report by Jim Emory was tabled, the structural condition of the oceanfront buildings identified in that report was not debatable or changeable by the board or owners. This report was then signed, sealed, and delivered to the City of Cocoa Beach Building Official by Keystone Engineering.

It is also important to note that **ONLY** owners of Phase 1, buildings 550 and 660, will bear the cost of the mandated structural repairs. The next step is for Keystone Engineering to move forward to the bidding process. The deadline is December 31, 2024. As many owners of these units have indicated that they did not have the opportunity to ask questions at the board meeting, a zoom meeting with Jim Emory is being set up by our Treasurer, Michelle Gray, for owners to ask questions. This will be held on **THURSDAY, FEBRUARY 8, 11 a.m. IN THE CLUBHOUSE**. As this is **NOT** a board meeting, but advisory meeting for owners in Phase 1, no meeting notices are required.

**DELAY IN ADDRESSING STRUCTURAL INSPECTION STUDY:** Senate Bill 4-D, adopted in May 2022, mandated that all condominium buildings of 3- story or higher, more than 30 years old, must conduct a structural engineering study, by December 31, 2024. When the new board took office in February 2023, no engineering company had been hired. The new board secured Keystone Engineering for this study. However, owners in Phases II, III and IV have had water infiltration over the years, with temporary fixes no longer feasible. We requested that Keystone also conduct an inspection of the 2-story buildings to be proactive in addressing their future maintenance needs. Thanks to Dennis Sinclair, Jim Richardson, and Peder Acres for traipsing through mud and rain with Keystone to investigate these ongoing problems.

**COCOA BEACH FIRE MARSHALL ISSUES VIOLATION CITATION ON 550/660 BUILDINGS**

Last month the Diplomat was cited for safety failures in the oceanfront buildings. These include 1) the vertical support columns where there is spalling, and 2) the failing concrete on the first floor where the rebar is causing the steps to come apart. The Fire Marshall has indicated that a licensed engineer is required to correct these issues. Once repairs are completed, the work will be inspected by the Cocoa Beach Building Official and a final inspection by the Fire Marshall.

**DIPLOMAT PRESIDENT, TREASURER AND OFFICE MANAGER CITED BY STATE**

Vi Smith, President, has been charged by a joint owner with lack of expeditious response on requested financial information. Michelle Gray, our recently appointed Treasurer, and our Condominium Association Manager, have also been charged by an owner with violating the Florida State Statute, due in part for the delay in submitting the proposed 2024 budget. As both Michelle and myself still do not have online access to Space Coast Credit Union and to ensure the integrity of Diplomat bank accounts, we may close the Money Market account, but as it matures in May 2024, we will pay almost \$3,000 in penalties. We did not believe it was prudent to send out the budget information until we were confident that the new Treasurer has access to all accounts.

**UNKNOWN PERSON ATTEMPTING TO ACCESS BANK FINANCIALS**

On Monday, February 5, the Cocoa Beach Police investigated an unknown woman attempting to obtain financial information on the association's accounts. This was conducted by the police as an earlier incident resulted in the prosecution of a now convicted felon. As this woman was denied access, so no crime was committed, the police have advised us that, due to the previous case of fraud, this will now be a public record.

