

DIPLOMAT DISPATCH
Transparency and Inclusiveness

Editor: Vi Smith

JULY 2024

Your Board of Directors hopes you are enjoying the summer and offers a brief oversight of its work since taking office.

PERSONAL EMAILS

For several months this year, owners have been receiving unwanted emails from owner James Maraziti, Unit 990-23, a former appointed board member in 2022 and 2023. We have received many complaints about these emails and have informed owners to ask to be removed from Mr. Maraziti's email distribution if they no longer wish to receive them. The board does not have the authority to stop Mr. Maraziti without taking legal action. This would be very costly for the association and the board does not feel it would be in the best interest of the owners financially.

This year he was unsuccessful in his election bid to serve on the board. As a result, owner Maraziti, filed a Violation Claim with the State of Florida charging that the election process was flawed. In its defense, the board provided all requested documentation to the State's General Counsel and will keep you apprised of the outcome.

With regard to these personal emails, the Board of Directors will not respond to any written or verbal allegations or unqualified statements from owners without the required official process duly followed.

OFFICE MANAGER

Following months of silence from the Board regarding Tom Frungillo, our Office Manager, we are now able to share the reason for his long absences requiring the board to seek temporary staff, as well as cover the Diplomat office part-time. Our Maintenance Manager has remained on full-time duty throughout the limited office service.

For months Tom had been handling what he thought was a minor, but painful, health condition requiring ongoing medical treatment. Although he had a serious car accident, he continued to work until he was hospitalized and underwent several corrective surgeries. Unfortunately, other more serious conditions were discovered, and he remains hospitalized and will not be able to return to work. At the request of Tom and his family, we did not share information. We send sincere best wishes to Tom and his family at this sad time.

In the interim we searched for temporary office assistance and hired an Office Manager, Julie Greene. Julie's position is now permanent, due to Tom being unable to return. Julie's prior position was working for a property management company where she was responsible for handling the bookkeeping for more than 20 properties at one time. Julie has a great working relationship with both our banker and CPA. She has stepped right in to the position and is quickly learning how to support our association. Julie is currently working toward renewing her CAM license which will be beneficial to the association.

LICENSED ENGINEER AND BOARD MEMBERS MONITOR ROOF REPLACEMENT

The board would like to share with owners in the 550 and 660 buildings that it has received daily reports on roof replacement from our VP Jim Richardson, a Licensed Engineer and Supervisor with many years' experience in construction. Jim, together with board members Peder Acres and Dennis

Sinclair, monitored the work being carried out and had ongoing communications with both Tech Systems and Keystone Engineering.

As a result of their diligence, completion of the roof project is on hold, pending an engineer's study on the sagging roof in the center of the archway and safety concerns. The archway and attached two 3-story units on either side were not part of the original 550 and 660 buildings but added later. Our board members reported that they found rotted wooden beams and rusted steel beams when the archway was exposed. The archway was jacked up due to safety concerns and we are awaiting bids on reconstruction of the archway prior to completion of the roof.

The board will be working on potential assessments once it has received all costs involved and determined alternate sources of financing, insurance claims and reserves.

VIOLATION CLAIM BY FORMER BOARD MEMBER, ALICE HARPER

As reported in the Minutes and zoom recording of the Board Meeting on June 24, 2024, the association has paid \$500 to the State of Florida to settle a Violations Claim by former board member, Ms. Harper, due to documents not being provided within the State of Florida Statutes. This request came after an unknown person had attempted to obtain the association's financial records at Sunrise Bank. The Cocoa Beach investigated the incident, and that person was identified as Ms. Alice Harper. No further action was taken, but Ms. Harper was unsuccessful in her election bid to serve on the board.

MAINTENANCE REQUEST PROCEDURE

Please remember that Luis, our Maintenance Manager, does not accept verbal requests for maintenance. All requests must be submitted on a Maintenance Request Form and sent to the office. Requests will be prioritized in order of urgency. When the office is closed, emergency maintenance issues are accepted by calling 314-795-1610. The association can only accept requests by owners, not property managers.

WRAP UP – 2024 PROGRAM OF WORK

Although the board's focus is on the enormous work involved in the structural failings of all buildings, there are other issues that the board continues to address:

1. DIPLOMAT WEBSITE
2. RULES AND REGULATIONS
3. NEW PARKING PASS PROCESS
4. REQUEST FOR OFFICIAL DOCUMENTS
5. STAIRWAY REPAIRS