

# DIPLOMAT DISPATCH

## TRANSPARENCY AND INCLUSIVENESS

### KEYSTONE ENGINEERING DISCLAIMS ROGUE PUBLICATIONS OF DIPLOMAT OWNER

The Board of Directors has approved a request from Keystone Engineering, the association's engineers overseeing the major restoration of the Diplomat Condominiums, to use this forum to disclaim accusations made by, James Maraziti, condo 990-23. The Board's policy is not to acknowledge rogue emails, as these appear to have been obtained illegally prior to the current Board's tenure and generated from the association's office files. Mr. Maraziti was an "appointed" board member in 2022 and 2023, but not elected in 2024.

Mr. Emory has met with all the owners on several occasions in the past and is sure that he will meet again in the future. He stated that any other questions, thoughts, decisions, recommendations or performances will not be through a third party or their specific perspective.

[TO THE BOARD OF DIRECTORS AND ALL DIPLOMAT OWNERS FROM JIM EMORY, KEYSTONE ENGINEERING AND CONSULTANTS, INC.](#)

*I see once again I am being caught in the crossfire of disputes between select owner(s) and the board. I have been sent another correspondence (titled "Conversation with Jim Emory") from Mr Maraziti to the Diplomat owners. This was sent to me by a non-board member owner, as they seemed to think it may not properly represent my position. I am sending this email, hopefully my last one on this subject matter, to clarify my statements and positions. The board has my permission to share this email with all owners.*

*As a courtesy, I asked Mr Maraziti for a conversation, as I had been made aware of a different recent correspondence that he had assumed I was "pushing" for all of the recent projects, doing so to send work to my son's construction company. I wanted to clarify that was not the case at all.*

*I feel the most recent correspondence he sent used cherry-picked and extrapolated information from our discussion to create a perception that is different from what was intended, and different from my position on many of the matters. First, it comes off as though I am being critical of the board. I am not. The current board has taken on a significant project that is long overdue. They have inherited a mess left from prior boards. I cannot think of many worse situations in the last 30 years of projects. Efforts have been made to deal with a few immediate issues, on an as needed basis, while not falling back into the cycle of reactive, ineffective solutions, and calling it a repair. Keystone is going to move forward with the process of achieving a comprehensive restoration project, as we have been hired to do, and have done hundreds of times for other associations, many here in Cocoa Beach, where I live and have lived in the immediate area for 40 years.*

*For the questions regarding the 550-660 roof, I was clear that I was not involved in the day-to-day aspects of that project, and that for any specific answers, we would need to include the Keystone staff members that were actually handling that project. I was willing to speculate on what I thought was the case, but I was clear I did not know the specifics. Such as why the timing of the roof was chosen, and why the ac's were not moved to another location. I believe there was some thought that the AC vibration would be improved by properly installing the AC stands, as they were not properly installed before. The old 550-660 roofs definitely had problems and would likely have failed during Hurricane Milton (several local nearby roofs failed, that were much better than what existed at the 550-660 Diplomat) causing substantial water damage to the units. The fact that it was done, for whatever reason, was a blessing.*

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*I explained not including the 550-660 center mansard deflection in the original report, as it was not brought to my attention at that time, and visually, I did not see significant evidence of major deflection (see attached photo 3804). To me, for a 60-year-old wood frame building, it did not look significant. There were no collateral issues with the walls below, which would typically show signs of deflection. The real issue, which is the corroded steel I-beam, was hidden from view, and not observed until the breezeway soffit was removed. Considering the high volume of very visible deficiencies (hundreds) throughout the Diplomat complex, this one did not stand out at the time of the visual, non-destructive Phase I evaluation.*

*However, the situation has been evaluated, and a repair process has been created. We have, as of today, one bid proposal in hand, and are hoping to get one or two more for this specific project. The repair/replacement of this beam is not expected to affect the new low slope roof in any way, as has been discussed. The shingle mansard above it has been delayed until the mansard support project is completed.*

*The complaint from an owner to remove the crumbling ground level concrete railings (see attached photo 3826) of the 550-660 building, I thought was valid. The risk of a person being injured by stepping on pieces of concrete or corroded metal shavings was not worth the risk. Patching the railings was not an option and would probably have cost more than the removal process, which was inevitable anyway.*

*I have stated that we do not want to do this project in small bites as it will indeed be much more expensive than a comprehensive project as planned. However, the very few small projects we have done to date are adding very minor increases to the overall scope and cost. It amounts to negligible cost increases.*



*If increased costs are truly a concern, then attention should be given to the 20 plus years of band aids that are visible throughout the complex. Whatever the cost was for these repairs was 100% wasted money. It also allowed the conditions needing repair to worsen exponentially with time, leading to now, what is a significant restoration project. The concern about the added costs for the 550-660 roofs is also very minor compared to the choice to have Barfield, a well-known poor company, complete numerous re-roofing projects that all failed nearly immediately.*

*I have also been consistent and clear that the majority, if not all, of the leaks/unit water intrusion areas I have been asked to look at appear to be the result of wind-driven rain, and not due to groundwater. Most of the leaks I have seen could be attributed to the wind direction of a recent storm, and to openings in the walls or aged windows. They do not occur every heavy rain, but only when the rain is wind driven in a specific direction. They are likely other sources of leaks, but this is many of them.*

*We are very close to being ready to bid out the comprehensive project. The letter mentions that we are "8 months late" and "not being called out for not the time schedule". I have no idea what this is referring to? It seems to be an assumed/fabricated schedule as I am unaware of such scheduling discussions. I did state recently that we expected to have the bid draft documents ready for review in October. We still expect to make that happen, even with the Hurricane Milton delays, which cost us about a week of productivity. I just got power back on at my office Saturday afternoon. We also just got the renderings from Lois, and we are still working on the 550-660 stair final designs.*

*In summary, the items that have been done to date, and the cost effects of those are minimal and being overblown. If wasted funds are the concern, the costs for the past 20 years of decision making should be the focus, and where the waste occurred, which is why the Diplomat is in the position it is in. I suggest trying to minimize this dysfunction moving forward. Contractors will pick up on that quickly, and they will bid much higher if they perceive the Diplomat to be a difficult client.*

Sincerely,

Jim Emory, PE, SI #60965

President and Principal Engineer

Keystone Engineering and Consulting, Inc.



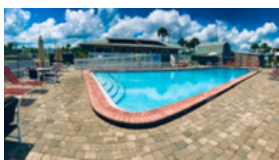
# DIPLOMAT DISPATCH

## DIPLOMAT TO BEGIN DISTRIBUTION OF NEW PARKING PASSES

Many years ago, parking pass “stickers” were issued to owners for their windshields; however, these were discarded as they could not be transferred to new or rental cars. The association then moved to a small cardboard pass attached to the rear-view mirror. Each pass had to be handwritten and replaced with a new tenant or renter.

All owners will now be signing for a permanent plastic-coated Parking Pass. These will remain in units and be used by owners, guests and renters. The association does not have enough space for two vehicles per unit, so one permanent pass will be issued. Temporary passes will be issued for second vehicles. We have 187 units and only 220 parking spaces. Realtors, Property Management Companies, etc., will continue to submit Renter Registration Forms prior to arrival. These completed forms will be kept on file, as in the past.

However, these new Parking Passes will only contain number identification, securing privacy of owner information. Similar to Beach Keys, Parking Passes will remain in units when not in use. There will be a replacement fee for lost or stolen passes, visible on the reverse side of the Parking Pass, which is not transferable. Old numbers will be put to bed when replaced.



## DIPLOMAT CONDOMINIUM ASSOCIATION WEBSITE

We are in the development stages of building the Association’s website. The website will include an informational/landing page for the association with general information and photos of the property.

If you have any photos of the property that you would be willing share with us for the website, please send them to [diplomatdaa@gmail.com](mailto:diplomatdaa@gmail.com)

The website will also include information just for owners such as condo docs (bylaws, declarations, amendments and rules and regulations), rental forms, maintenance request forms and more.

We are very excited to be working on this project as it will be easier for owners to access information at any time.

# DIPLOMAT DISPATCH

## RENTAL REQUEST FORMS NOT BEING PROVIDED TO DIPLOMAT OFFICE

Our Office Manager will no longer complete Rental Request Forms on behalf of Property Managers, Realtors, Air B&B, or owners themselves, etc., who do not submit them ahead of their renters.

The Diplomat is now enforcing towing on vehicles parked without completed Rental Forms. (Please refer to the Rules and Regulations that are placed in a visual location in units for tenants). Please contact the office if you need a new copy.

**DIPLOMAT** Apartments Association, Inc.  
Office (321) 783-2402    Apartments@di.com    Fax (321) 783-0727

**Rental Information Form**  
The following must be received by the Office Manager **BEFORE** an occupancy:  
**Minimum 2-Week Rental Period Required**

Building # \_\_\_\_\_ Unit # (\_\_\_\_) \_\_\_\_\_ Occupants: Adults \_\_\_\_\_ Children \_\_\_\_\_  
Occupant Names: \_\_\_\_\_

Tenant's Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Cell Phone # \_\_\_\_\_  
Rental Agreement/Letter From \_\_\_\_\_ To \_\_\_\_\_  
Unit Rented By: \_\_\_\_\_  
Owner \_\_\_\_\_ Rentier \_\_\_\_\_

**Vehicle Information:**  
Make \_\_\_\_\_ Model \_\_\_\_\_  
Tag Number \_\_\_\_\_ State \_\_\_\_\_ Tag Number \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Vehicle Restrictions:** All residents must obtain a parking permit from the office to be assigned to their vehicle while parked on property.  
**NO PARKING:** Buses, motorcycles, motor scooters, trailers, motor homes, trucks larger than pickup, vehicles incapable of being flush. Vehicles with commercial writing, commercial license plates, or required commercial equipment are not permitted overnight. Vehicle/Buses in violation will be towed at the owner's expense. Bikes must be registered and properly tagged by the Office Manager.

**Pet Restrictions:** Only one domestic pet (dog, cat, bird) per unit, not to exceed 20 pounds (25 pounds for Poodle). Owner's permission is required.  
Do you have a pet? Yes (Dog / Cat / Bird) / No (Dog / Cat / Bird) / No  
If yes, what kind? Dog / Cat / Bird (see Rules for dog walk areas)

Disabled Person with Assistance Animal: Yes \_\_\_\_\_ No \_\_\_\_\_  
Written documentation from a Health Provider verifying the need for an Assistance Animal has been provided: Yes \_\_\_\_\_ No \_\_\_\_\_  
Misrepresenting an animal to be a service animal or an emotional support animal in a second degree misdemeanor, F.S. 413.18(9).

I understand that violation of these Rules and Regulations could result in a fine and/or eviction.  
Signature \_\_\_\_\_ Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

## SEA GRAPES IN DUNES TO BE CUT DOWN IN NOVEMBER

The association has been unable to cut down the dunes earlier than one year apart. November 2024 is the earliest date on which this can be accomplished. We have, therefore, scheduled this for the first week of November. We have also been advised by our landscaping company that in 2025 the state has proposed to have this reduced to once in every six months.





# DIPLOMAT DISPATCH

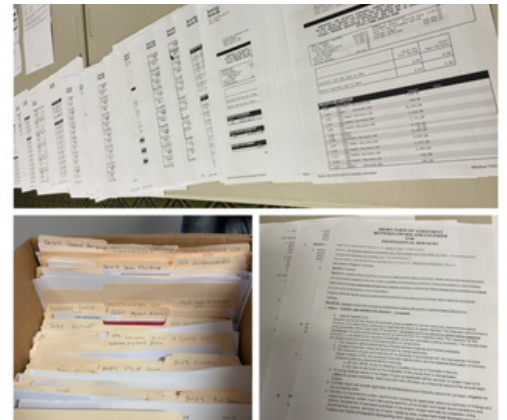
## OWNER DOCUMENT DEMANDS “UNREASONABLE” BUT CONTINUE TO DISRUPT OFFICE

The Diplomat office is being inundated with one owner demanding “official documents”, not only for her own use, but for three other owners, two of whom live out of state, and one who is only a part owner of one unit.

She is now their “Authorized Representative” and is coming into the office so many times to obtain hundreds of official documents. These include digging out old financial and bank statements, old files and current files, vendor invoices, receipts, checks, reimbursements and even payroll information, some dating back eighteen months. Once received, she then begins another demand for documents the following day on behalf of another of these owners for whom she is a courier, or “authorized representative”.

In recent months our Office Manager has provided documents on multiple dates. This includes:

- **July 16** - to research and prepare documents for the authorized representative;
- **July 23** - the authorized representative was in the office for another owner of multiple units;
- **August 16** - she was in the office for the second request of an owner;
- **September 6** - for completion of the first request of another owner, as well as a third request by this owner.
- **October 15** - this owner was in the office on behalf of herself, but stayed for one and a half hours due to the amount of documents she had demanded.



Currently, this same Authorized Representative is now requesting, on behalf of herself and her “joint” owner, a new list of documents.

All owners share the cost of the Office Manager’s salary and, as such, the Board of Directors has deemed it necessary to limit the ability of her continual intrusion on our Office Manager’s time. We believe her demands are “unreasonable”, and are not only disrupting the office, but hindering our ability to serve owners and conduct business. These photos represent only one date of the numerous requests!