

# DIPLOMAT DISPATCH

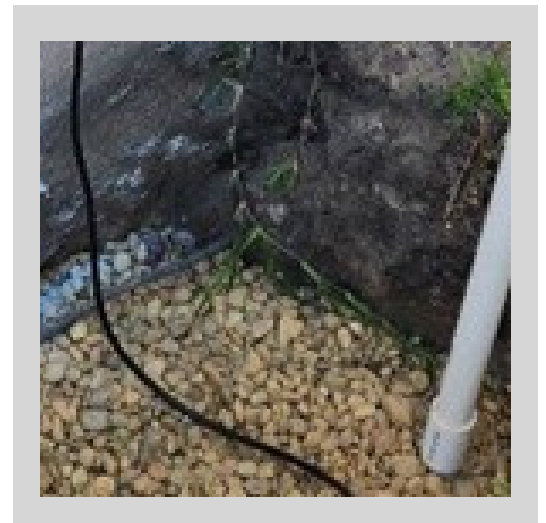
*TRANSPARENCY AND INCLUSIVENESS*



## **MAINTENANCE MANAGER MAKES TEMPORARY WATER INFILTRATION REPAIRS**

Luis, our Maintenance Manager, has been carrying out temporary repairs to buildings where water infiltrates units that for several years has caused flooding during and after storms, especially during windblown storms pounding against walls. The sealant being used was recommended by Jim Emory, Keystone Engineering

Keystone Engineering recently conducted additional inspections of water infiltration, noting that seals between the concrete wall blocks had deteriorated and repair materials used in the past were too hard, causing water to be trapped inside the blocks that gradually flowed inside the porous blocks to the lowest point of the building – in owners' bedrooms on the first floor. Luis has also just completed installation of a pump outside one unit where water floods the bedrooms during windblown rainstorms



## **REMINDER**

### **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 from owners, not property managers or tenants.

# DANGEROUS OCEANFRONT CONCRETE PATIO WALLS

Following an owner's report that the concrete wall on his patio was dangerous and crumbling, Jim Emory, Keystone Engineering and Chematics, a structural restoration company, inspected all patio walls in the 550 and 660 buildings and determined that most were disintegrating and beyond continued temporary patching remedies adopted in the past. With approval by the Board of Directors, Chematics has systematically removed every wall, with work completed within one week. Walls will not be replaced until architectural designs are presented to owners prior to the bidding process on structural restorations. [More information and a report by Jim Emory, Keystone Engineering, will be available on the August 21 video. Click here for the video.](#)



## IMPACT OF NEW FLORIDA CONDO LAWS



The new condo laws in Florida are expected to increase condo fees and special assessments for owners. These include costs associated with Milestone Inspections and repairs and compliance with updated safety standards. These will be substantial in addressing structural deficiencies identified in the Milestone Inspections resulting in costly repairs and the financial stability for both the association and its owners. The law calls for stricter critical components such as roofs and load-bearing walls to prevent structural failures and the overall safety of owners. These financial implications highlight the importance of regular and proactive management.

# IMPACT OF NEW FLORIDA CONDO LAWS

## **MANDATED BOARD MEETINGS:**

The new Florida law requires Boards to hold quarterly board meetings, at which owners must be permitted to ask any condo related questions that may not appear on the agenda. There were no provisions in the past for mandatory board meetings.



## **SENATE BILL 4-D:**

Additional requirements under this law are for condo associations to maintain Reserve funds for specifically allocated structural repairs and maintenance, with studies mandated for every ten years. This will provide financial planning, with possible increases in association fees, to build up these new Reserves.

## **CONDO 3.0:**

Another new mandate for board members is that within 90 days of the election, new board members must complete a four-hour educational certification course, that is valid for seven years. Certificates must be maintained in the association office. The board must also take a yearly one-hour continued education class.

# DEMANDS FOR OFFICIAL DOCUMENTS AND STATE VIOLATIONS

The Office and Board continue to be inundated with demands for documents by a couple of absent owners who are giving authorization to another owner living in the area to access documents on their behalf. We are now having these owners quote the Florida Statutes as a threat for the association to ensure compliance within the 10-day timeframe.



Unfortunately, the Florida statute does not protect the association President or Board of Directors for missing the deadline, which, as we have reported in the past, has resulted in those owners taking the association President and

Board of Directors to the Florida State Department of Business and Professional Regulations (DBPR). The board has had one violation dropped by the State Attorney, another withheld by the State that cost owners \$500 for noncompliance of the 10-day rule and a third violation that remains open on a complaint that the current board violated the election process in February 2024.

Owners can demand access to any number of documents as the State Statute does not limit accessibility. Unfortunately, the law also states that once documents have been received, that same owner can demand additional unlimited documents the following day, which is now happening.

Vi Smith  
And Board of Directors