

Lighthouse Co-Op
Emergency Special Assessment Meeting Minutes
February 22nd, 2024

February 23rd, 2023

Spring Lite called the meeting order at 6:41 p.m.

Roll Call: Sheila Kelly, Orla Manning, Lance Fuller, Joanna Paulsen, Jose Rivera, Peggy Freitas, Spring Lite and Jose Zegarra.

Treasurer's Report:

Spring reviewed the maintenance income and expenditures. The Insurance premium for the year 2024 was not provided prior to the Budget Meeting. The premium was estimated.

Financial Recap:

| | |
|---|---------------------|
| Monthly maintenance income: | \$ 12,586.00 |
| Monthly Insurance premium: | -\$ <u>9,000.00</u> |
| Monthly remaining balance for expenses: | \$ 3,586.00 |
| | |
| Current monthly expenses: | \$ 7,830.00 |
| Monthly shortfall: | \$ 4,244.00 |
| Special Assessment accounting fee for 10 months: | \$ <u>300.00</u> |
| | |
| Assessment needed to meet the financial expenses: | \$ 51,300.00 |

Unit owners vote to approve a Special Assessment and payment terms:

Lance moved to approve a Special Assessment for \$51,300.00, \$1,603.13 per unit due in full on March 10th, 2024, or in ten (10) monthly payments beginning on March 10th, 2024 through December 1st, 2024, for \$160.31 per month. Seconded by Olga. Vote: 9 - 0. Approved.

Payment Instructions:

Please make your check(s) payable to Lighthouse Co-Op and mail to:

USA Management
9000 Sheridan Street #166
Pembroke Pines, Florida 33024

Lighthouse issues of concern:

The back flow, pipes under the building and the pool heater have leaks. The units need to be checked for leaks.
Laundry income deficit: The last laundry deposit was made in June 2023, for \$3,117.00. Missing deposits.
Apartments are being rented without screening or approval. Letters will resent to the owners.
Rental apartments with multiple occupants which is a violation of the Governing Documents.
Delinquencies: Final Notices will be sent to delinquent unit owners.

Adjournment:

Joanna moved to adjourn. Seconded by Peggy.
The meeting was adjourned at 7:54 p.m.

USA Management
Unapproved Minutes

Lighthouse Co-Op
Board of Directors Meeting Minutes
February 20th, 2021

Paul Shapiro of USA Management called the meeting to order at 9:00 a.m.

Roll call: Duff Gelman, Cindy Gelman, Spring Rose Lite, Joanna Paulson, Sheila Kelly and Barbara Greenberg and Rubin Garcia via General Proxy.

Review of pool heater quotes:

Duff discussed the three (3) quotes obtained and determined All Florida Pool & Spa offered the best pricing. All Florida Pool & Spa's proposal included the concrete slab, pool heater, plumbing and installation for \$4,983.33.

Only Electric Company would provide the electrical connections for \$1,250.00. The total project cost excluding permits is \$6,233.33.

Prior approval was made by Duff Gelman, Cindy Gelman, Spring Rose Lite and Barbara Greenberg.

Vote to approve the pool heater:

Cindy moved to approve the installation and electrical connections for \$6,233.33. Seconded by Joanna. Vote: 6 - 1 abstained. Approved.

Adjournment:

Cindy moved to adjourn. Seconded by Duff. Vote: 7 - 0. The meeting was adjourned at 9:30 a.m.

USA Management